

Willow Vale

RURAL RESIDENTIAL INVESTIGATION AREA

Community Update

A concise summary of the process to deliver an investigation of residential development potential for Willow Vale

19 May 2026



ACKNOWLEDGMENT OF COUNTRY

Therefor Group recognises, and acknowledges, the Aboriginal and Torres Strait Islander peoples as the traditional custodians of the lands where we live, learn and work, and their ongoing and important connection to lands, waterways and communities.

We pay respect to elders past, present and emerging, and acknowledge the Gubbi Gubbi, Kombumerri, Turrbal and Yuggera lands where our offices are based.

Willow Vale

RURAL RESIDENTIAL INVESTIGATION AREA

Community Update

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Introduction

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Part 2 Process to determine the development footprint

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Part 4 Sub-division design

Part 5 Revised planning pathway

Willow Vale

RURAL RESIDENTIAL INVESTIGATION AREA

A semi-transparent, light green map outline of the Willow Vale area is overlaid on the aerial photograph. The outline is irregular and follows the general shape of the region, with a thin white border. The word "Introduction" is centered within this map area.

Introduction

Willow Vale Investigation Area

Purpose of the Investigation

Objective:

- Respond to SEQ Regional Plan designation (~200ha Urban Footprint)
- Assess Willow Vale's capacity for greenfield residential development
- Identify key values, constraints, and infrastructure needs
- Support future planning scheme decisions

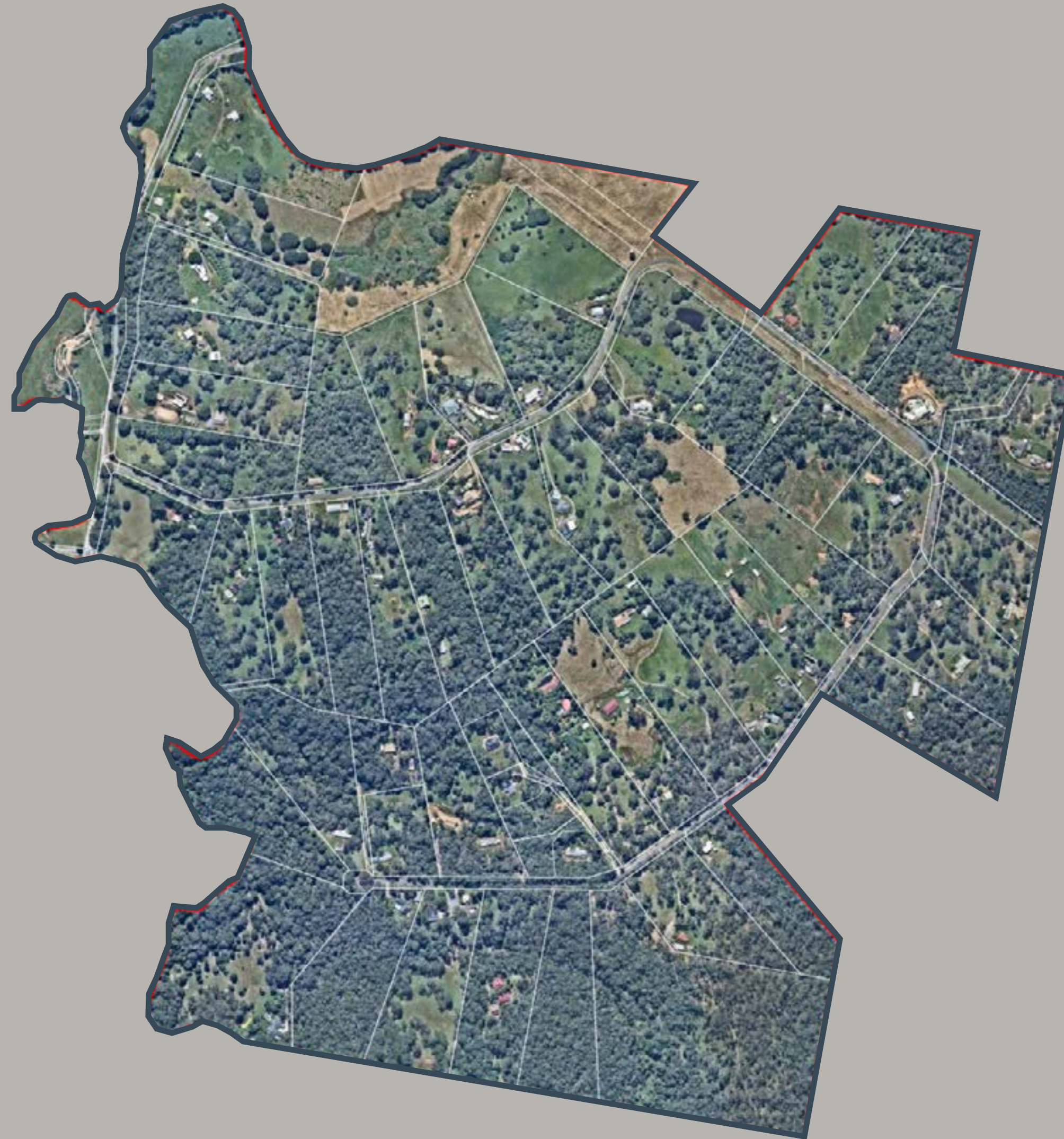
Led by Ausbuild where detailed local planning is not yet in place

Informed by:

- Early community engagement
- Technical investigations
- Ongoing Council input

Outcome:

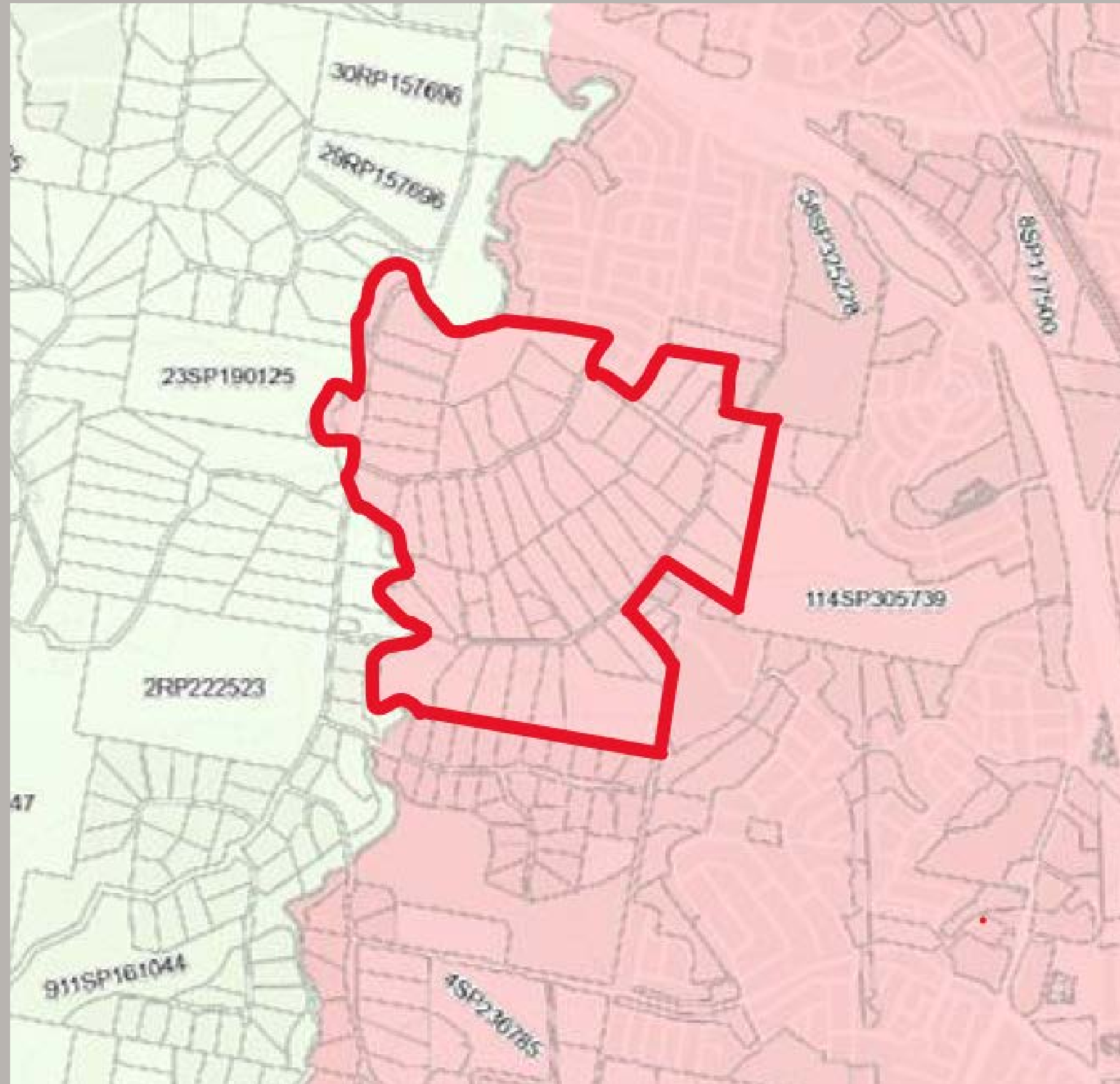
Define a develop-able footprint + community development principles, *to support a development application.*



Willow Vale Investigation Area

Where Willow Vale Fits in SEQ Growth

- The SEQ Regional Plan forecasts +161,700 dwellings in Gold Coast by 2046
- Willow Vale is one of the last remaining greenfield areas within the urban footprint
- Provides opportunity for low-rise, diverse housing supply
- Targets key groups:
First home buyers, Young families, Downsizers
- Strategically located near:
 1. *Pacific Motorway (M1)*
 2. *Established communities (e.g. Pimpama)*
- Opportunity to deliver affordable housing + maintain landscape character



Willow Vale Investigation Area Engagement Process & Timeline

Engagement Summary

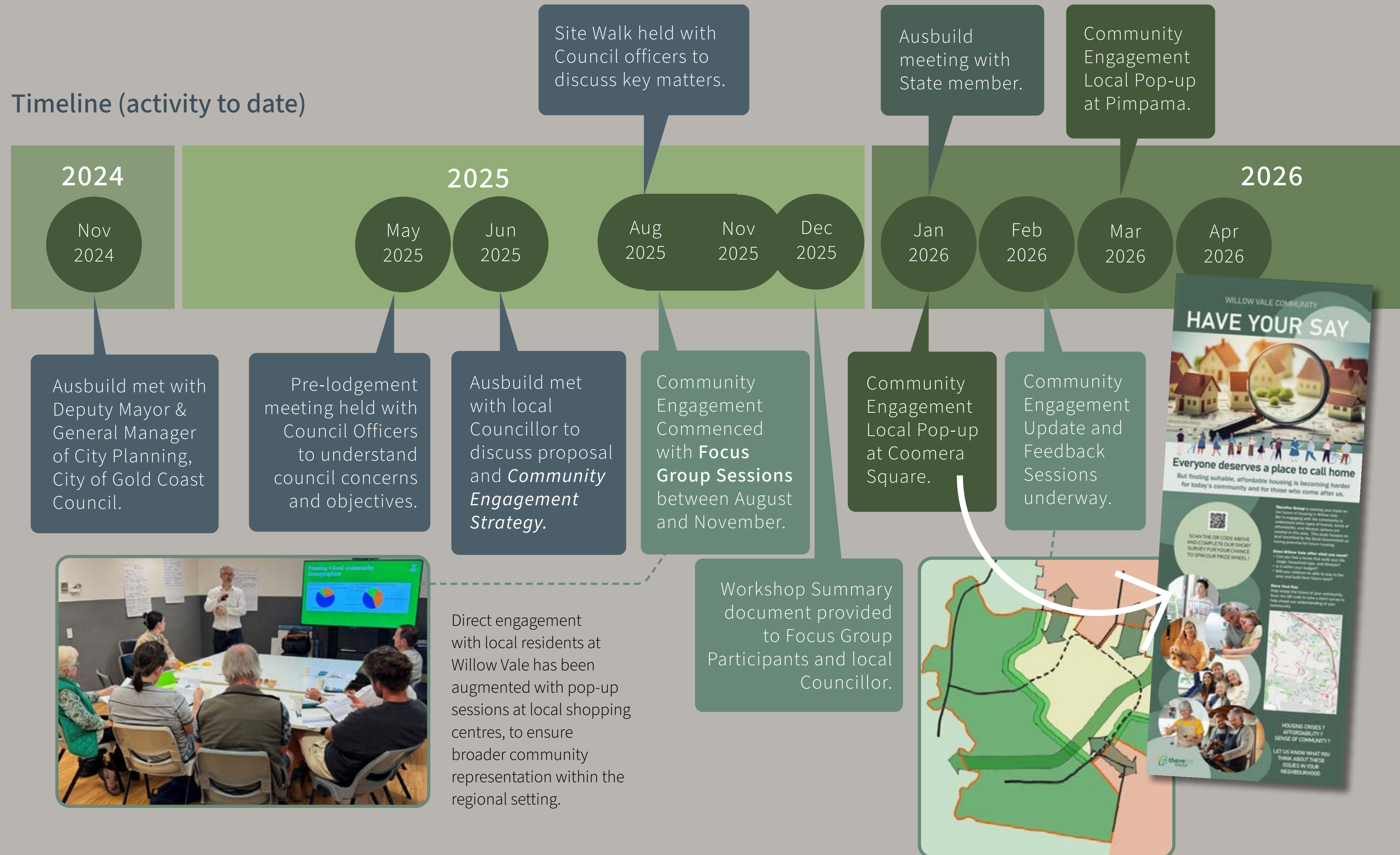
Engagement with Council and the community has been ongoing over an extended period leading up to the planning submission. Early discussion with Council established expectations for the investigation process - including community engagement.

Early community consultation involved letter-drop invitations to residents. Small-group discussions with existing landowners were then used to explore development opportunities within Willow Vale in response to the SEQ urban footprint designation and local housing demand.

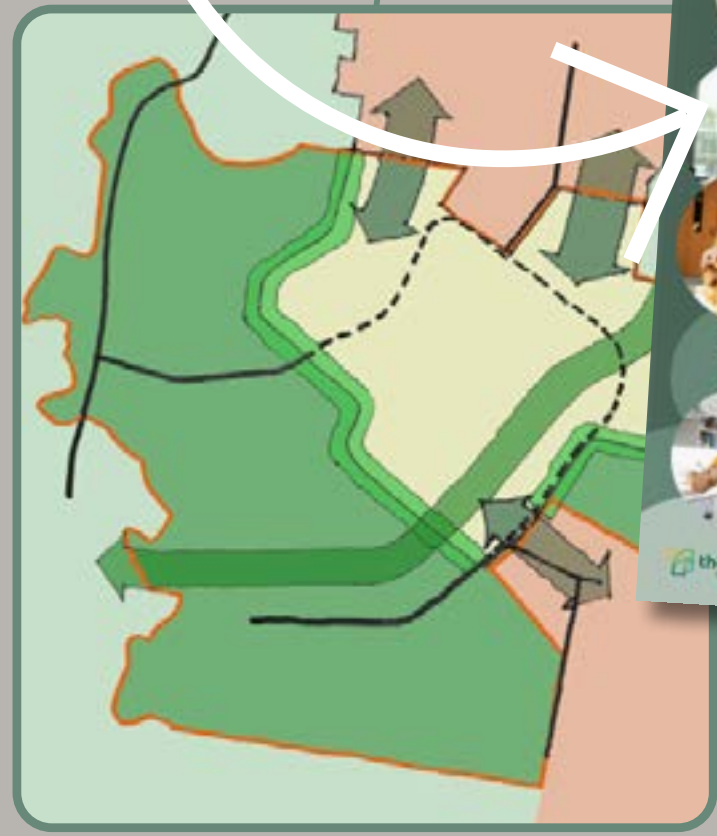
As community interest increased, the engagement program expanded to include ten focus group workshops. A summary of the workshops, including key themes, FAQs and an outline of the planning process and indicative timeframes, was circulated to all participants. There was a significant focus on providing information to residents about the process and timescales.

Feedback from these sessions informed a set of Community Development Principles, which were used to guide subsequent update sessions and illustrate the application of high-level principles to the investigation area ahead of a formal planning submission.

Timeline (activity to date)



Direct engagement with local residents at Willow Vale has been augmented with pop-up sessions at local shopping centres, to ensure broader community representation within the regional setting.



FOCUS GROUP WORKSHOPS



WHAT WE LOVE:

- VIEWS + LANDSCAPE SETTING.
- WILDLIFE. **GREEN 'BREAK'**
- SURROUNDING SERVICES. **- SPACE**
- LOCAL FACILITIES.
- PEACE + QUIET. **NO TRAFFIC LIGHTS.**
- FREEDOM, SPACE, GREEN.
- GREAT COMMUNITY. **• FOOTPATHS**
- PRECIOUS GREEN ZONE.

IMPROVEMENTS: MORE TRANSPORT OPTIONS.
CAR PARKING AT TRANSPORT HUBS. (RAIL PARKING)
- BETTER FLOOD MITIGATION - BAD FLOOD ISSUES



POP-UP ENGAGEMENT SESSIONS

WILLOW VALE COMMUNITY
HAVE YOUR SAY

Everyone deserves a place to call home
But finding suitable, affordable housing is becoming harder for today's community and for those who come after us.

Therefor Group is seeking your input on the future of housing in Willow Vale. We're engaging with the community to understand what types of homes, levels of affordability, and lifestyle options are needed in this area. This study focuses on land identified by the State Government as having potential for future housing.

Does Willow Vale offer what you need?

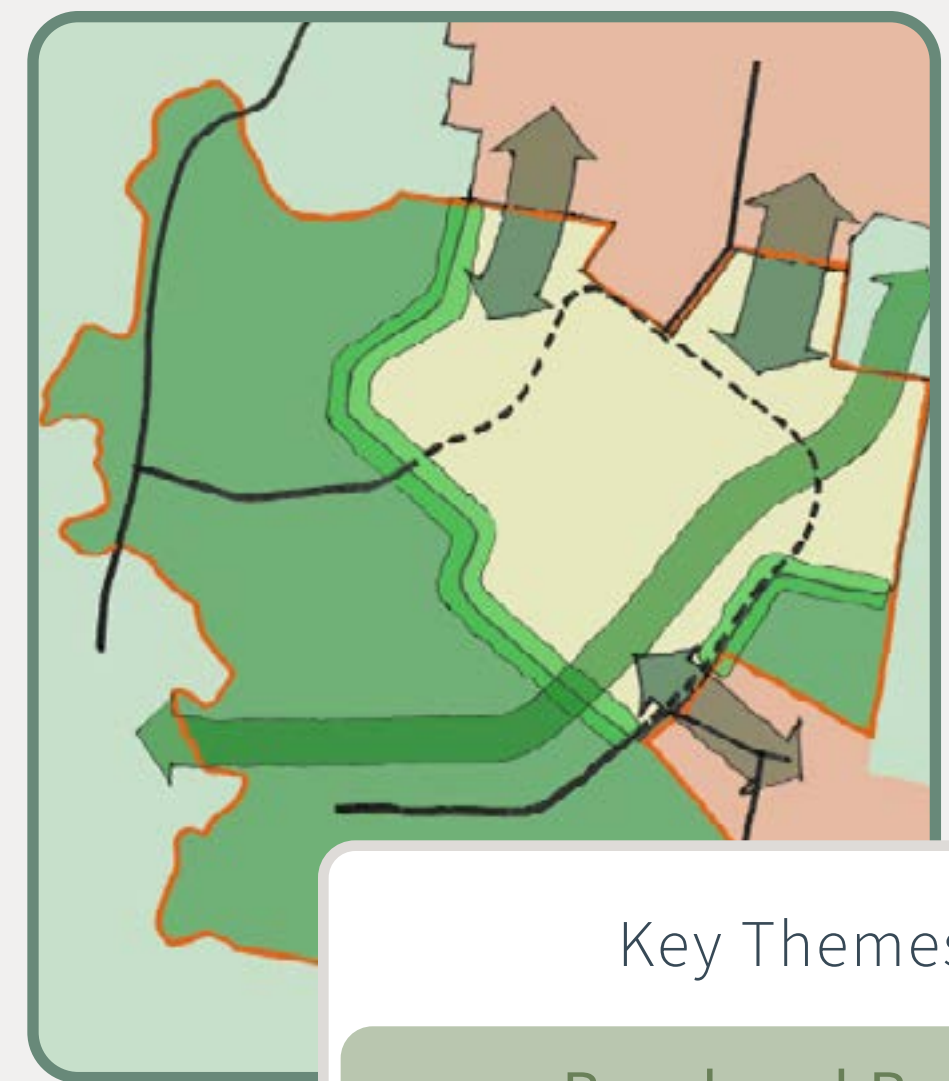
- Can you find a home that suits your life stage, household type, and lifestyle?
- Is it within your budget?
- Will your children be able to stay in the area and build their future here?

Have Your Say
Help shape the future of your community. Scan the QR code to take a short survey to help shape our understanding of your

SCAN THE QR CODE ABOVE AND COMPLETE OUR SHORT SURVEY FOR YOUR CHANCE TO SPIN OUR PRIZE WHEEL!



FOCUS GROUP UPDATE SESSIONS



- Key Themes
- Rural and Rural Residential Character
 - Emerging Community
 - Community Infrastructure

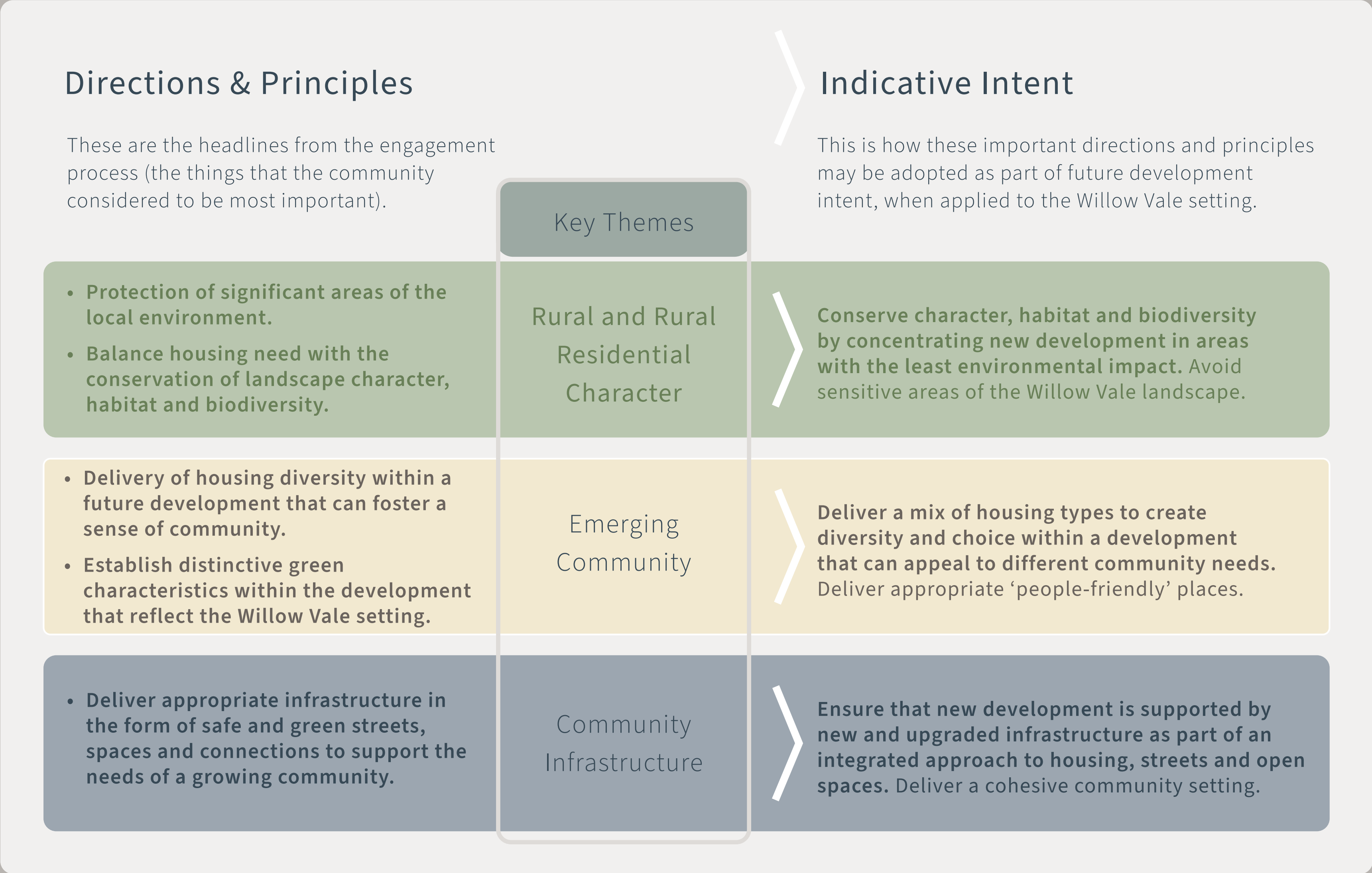
Willow Vale Investigation Area Community Development Principles

Community feedback from workshops was translated into **Community Development Principles** to guide future development.

These were grouped into three themes:

- *Rural Character*
- *Emerging Community*
- *and Community Infrastructure*

An illustrative plan was prepared to spatially reflect these ideas, acting as a bridge to the structure plan.



Willow Vale Investigation Area

Community Development Principles

The illustrative plan has been defined as a simple way to communicate how community development principles may be applied to the establishment of new community development at Willow Vale.

The sketched character of the plan reflects general intent derived from the engagement process. This is not intended to be read as a detailed technical plan.

The structure plan is being developed to reflect these principles and it will form part of the technical package to be submitted as part of the future development application.

Legend

-  Red line to define study area boundary (urban footprint)
-  Maintain and celebrate Rural and Rural Residential Character within the site area and beyond
-  Concentrated focus area for new community development
-  Buffer treatments to address interface between rural / rural residential and the emerging community
-  Established Residential Community
-  New community development generally connected to established areas of housing
-  Road upgrades to support new development (streets and connections as part of new community infrastructure)
-  Waterway corridor

Illustrative Plan - Development principles



Willow Vale

RURAL RESIDENTIAL INVESTIGATION AREA

Part 1

What has changed?

What has changed?

The structure of the process has changed in response to ongoing discussion with Council.

There will now be a detailed application in parallel with the variation request.

This has implications for:

01

The **content** of the submissions - specifically the level of detail to be included earlier.

02

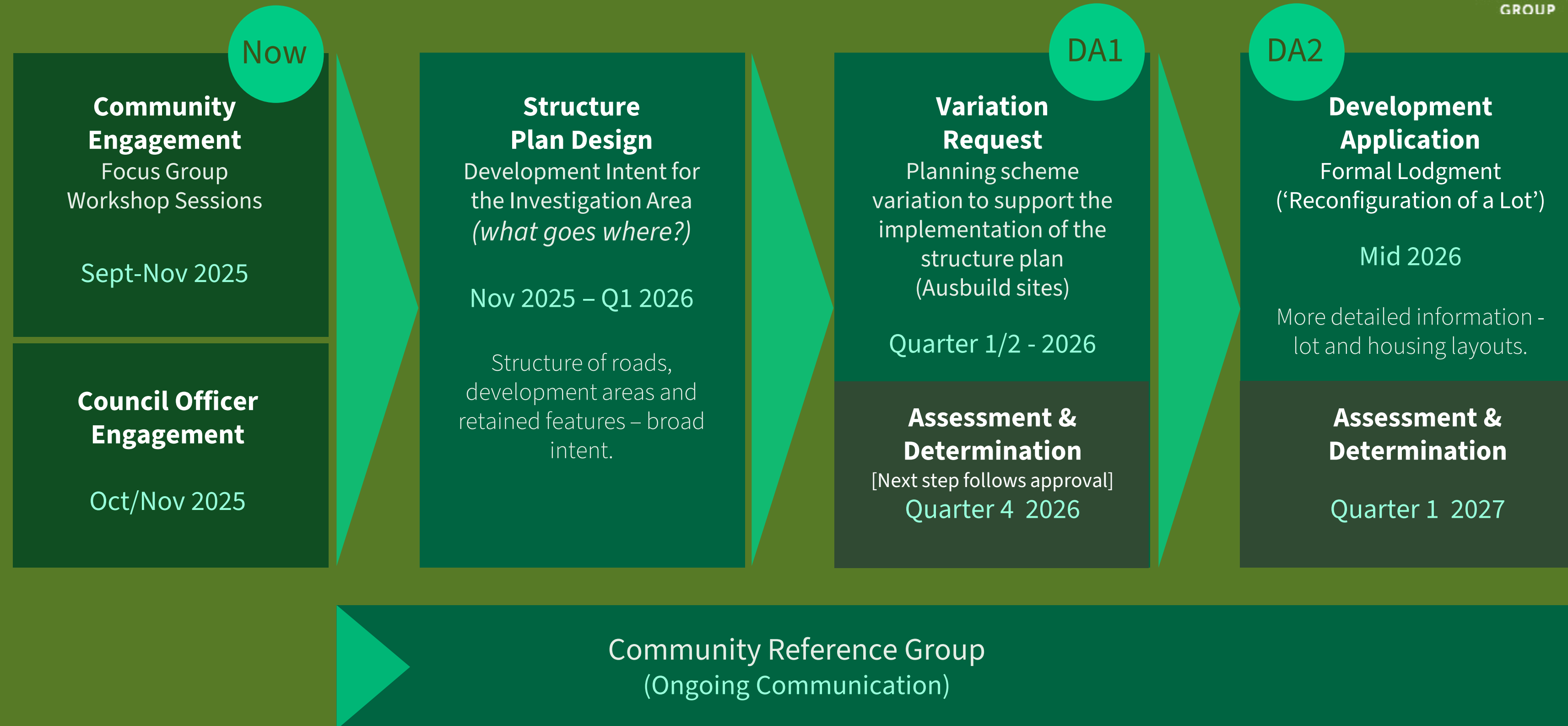
The **timeline** related to the planning process.

03

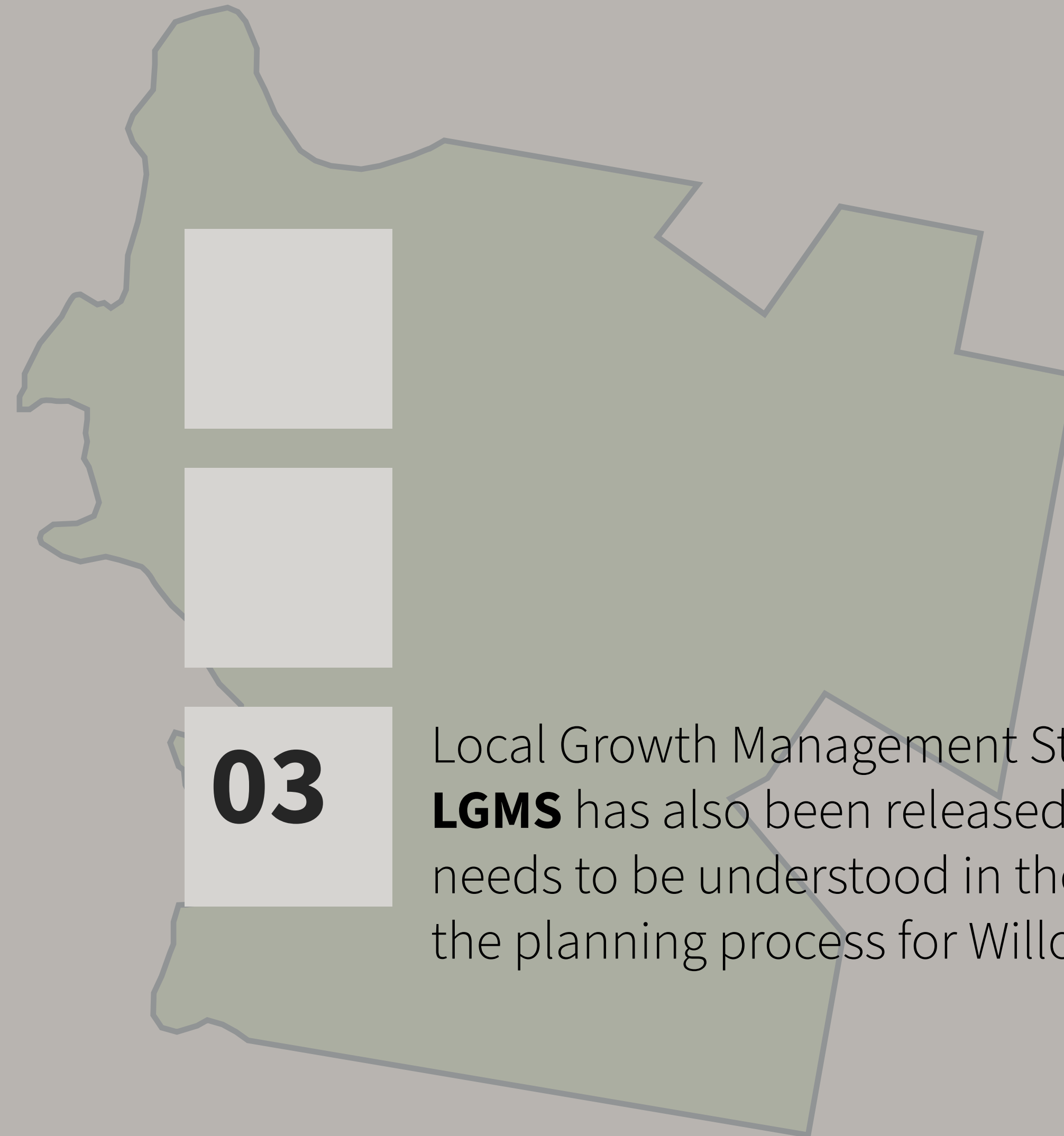
Local Growth Management Strategy. The **LGMS** has also been released and this needs to be understood in the context of the planning process for Willow Vale.

What has changed?

Timeline – Process (Estimated)



What has changed?



03

Local Growth Management Strategy. The **LGMS** has also been released and this needs to be understood in the context of the planning process for Willow Vale.

Images & text reproduced from LGMS

LOCAL GROWTH MANAGEMENT STRATEGY (LGMS)

In-Principle Version
March 2026

STATUS OF THIS DOCUMENT

Council provided in-principle support for the LGMS on 10 March 2026.

This version reflects the document considered by Council at that time. Further work will be undertaken during 2026 to align the LGMS with the final policy positions of the new planning scheme.

A refined version will be presented to Council for formal endorsement prior to submission of the new planning scheme to the Queensland Government for First State Interest Check.

CITY OF GOLDCOAST.

Local Growth Management Strategy – In-Principle Version March 2026 – About the Local Growth Management Strategy

What we're planning for

1 million+ POPULATION

388,300 MORE PEOPLE

173,800 MORE JOBS

185,000 MORE HOMES

Fitting into the City's planning framework

The LGMS sets the City's direction for growth with the City Vision and Council Plan. It provides a framework for where and how growth should occur, but does not set detailed planning rules. As a living document, it will be updated regularly as part of an ongoing program to monitor growth and respond over time.

Delivery

The LGMS will be implemented through the Local Growth Management Strategy (LGMS) which will outline initiatives, governance, delivery, advocacy needs and monitoring. Other City strategies, such as the City Plan, will also help deliver the LGMS through action plans.

Role of the new Planning Scheme

The LGMS will directly inform the new Planning Scheme, which is being prepared to replace the current City Plan. The LGMS looks ahead more than 20 years, beyond the life of the Planning Scheme. Its mapping is strategic and conceptual. It shows where growth could occur over the long term, not what will occur.

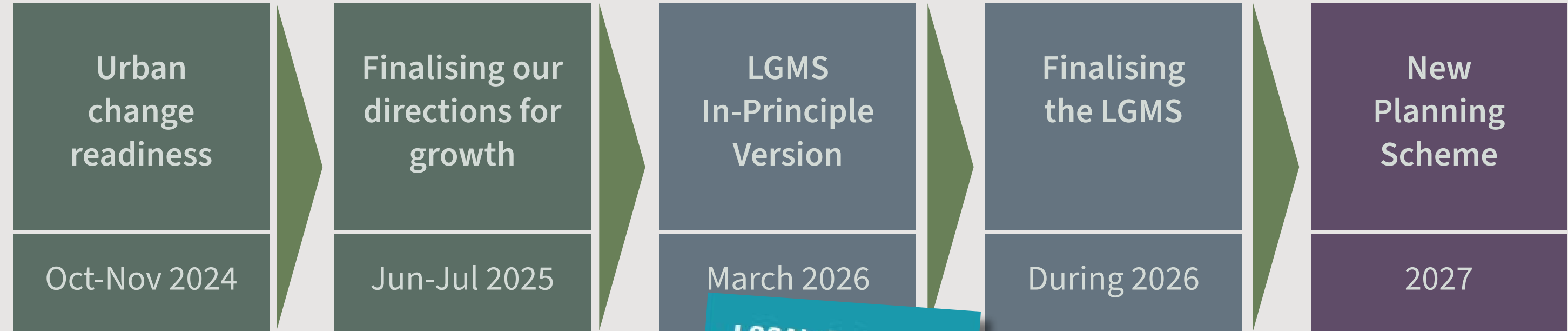
The new Planning Scheme will be the City's primary regulating land use and development. It will translate the LGMS's long-term direction into statutory controls such as zoning, building heights, density and setbacks. Detailed localised planning will occur through this process. Not every growth opportunity identified in the LGMS will be carried through into statutory planning controls.

The LGMS captures policy direction at a point in time. Regular reviews will help it respond to changes in community development trends and new evidence, such as mapping or major infrastructure investment.

Together, the LGMS and the new Planning Scheme will provide a coordinated, evidence-based approach to managing growth as the Gold Coast moves toward a population of one million.

Home

LGMS Timeline



LOCAL GROWTH MANAGEMENT STRATEGY (LGMS)

In-Principle Version
March 2026

What's not in the LGMS

The LGMS does not determine specific zoning, building heights or development outcomes. That is the role of the City Plan.

We're working on the new Planning Scheme (NPS) which will replace the existing City Plan which we have had since 2016. The NPS will be the statutory framework that determines and regulates those issues. The LGMS will inform the NPS to ensure community priorities are considered throughout the plan making process.

<https://gchaveyoursay.com.au/lgms>

Local Growth Management Strategy

Images & text reproduced from LGMS

LOCAL GROWTH MANAGEMENT STRATEGY (LGMS)

In-Principle Version March 2026

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A refined version will be presented to Council for endorsement prior to the start of the new planning scheme. Queensland Government State Interest Check is required.

CITY OF GOLDCOAST

Local Growth Management Strategy – In-Principle Version March 2026 – Our directions for growth 15

Our directions for growth

The following 9 city-wide directions set a clear framework for the future to guide how we manage growth across the Gold Coast.

The directions are informed by detailed technical studies and shaped through extensive community engagement, to reflect the evolving needs, values and aspirations of our community.

They support our shared vision of accommodating one million people while fostering vibrant, inclusive and more sustainable communities. By prioritising housing choice, access to jobs and services, environmental protection and climate resilience, these directions will help support growth that strengthens what we value most – creating a more liveable, connected and equitable city for current and future generations.



Well-planned and distributed growth
New development is focused in existing well-served and resilient urban areas to preserve environmental values, optimise infrastructure use and support growth beyond coastal areas while increasing housing supply and choice across the city.



Natural environment network
Natural values are integrated into planning and development to protect the natural environment, enhance urban liveability and support the natural systems that sustain tourism, recreation, agriculture and other economic activities.



Infrastructure that services a growing city
Infrastructure is delivered in a timely and targeted manner, addressing service gaps, improving efficiency and aligning investment with land use planning to accommodate population growth while reducing risks from natural hazards and climate change.



Movement and transport choice
Transport choice is maximised by locating more homes near public and active transport networks and by creating safer, more comfortable places to walk and ride.



A network of connected open space
A connected network of multi-use open space encourages active lifestyles while enhancing local character, improving amenity and supporting the city's economic and cultural vitality.



Building on our economic strengths
Build on our established and emerging strengths to protect our competitive advantage, drive sustained economic growth and create new jobs in a globally connected economy.



Well-designed buildings and places
Good design creates functional, attractive and resilient buildings and places that connect people to culture and community, support active and more sustainable lifestyles, and reflect the city's distinctive character.



Celebrating Traditional Owners, Aboriginal and Torres Strait Islander voices, and our heritage
Traditional Owners and Aboriginal and Torres Strait Islander voices are heard in planning for the future growth of the city, and heritage places are valued and protected for future generations to enjoy.



An inclusive and accountable planning and development process
Enhance transparency, clarity, accountability and community engagement in planning and development processes to build trust and confidence among stakeholders as our city grows.

Home

Direction 1: Well-planned and distributed growth

This means adding more homes in areas that already have good services and infrastructure, instead of spreading into natural or rural areas.

Direction 2: Natural environment network

By strengthening the city's natural systems and focusing growth in the right places, we can protect wildlife, waterways and landscapes while creating greener, cooler neighbourhoods.

Direction 3: Infrastructure that services a growing city

To support a growing population, we need infrastructure that is planned, delivered and upgraded in the right places at the right time to ensure essential services keep pace with growth.

Direction 4: Movement and transport choice

By locating more homes and businesses near good public and active transport, and improving walking and riding connections, we can create neighbourhoods where people have multiple transport choices every day. This helps reduce congestion, supports healthier travel and keeps communities connected.

Direction 5: A network of connected open space

The maintenance and enhancement of a connected network of parks, reserves, beaches, waterways and green corridors, will support healthier, more active communities and protect the natural character people value.

Direction 6: Building on our economic strengths

By protecting key employment areas and supporting the industries we already do well – construction, tourism, health and wellbeing, and education – we can create more local jobs, attract investment and build a resilient economy that benefits communities as the city grows.

Direction 7: Well-designed buildings and places

Through the creation of buildings, streets and public spaces that are comfortable, safe, climate-responsive and reflective of local culture and heritage, we can support active lifestyles, strengthen identity and help communities adapt as the city grows.

Direction 8: Celebrating Traditional Owners aspirations, values and places, Aboriginal and Torres Strait Islander voices, and our heritage

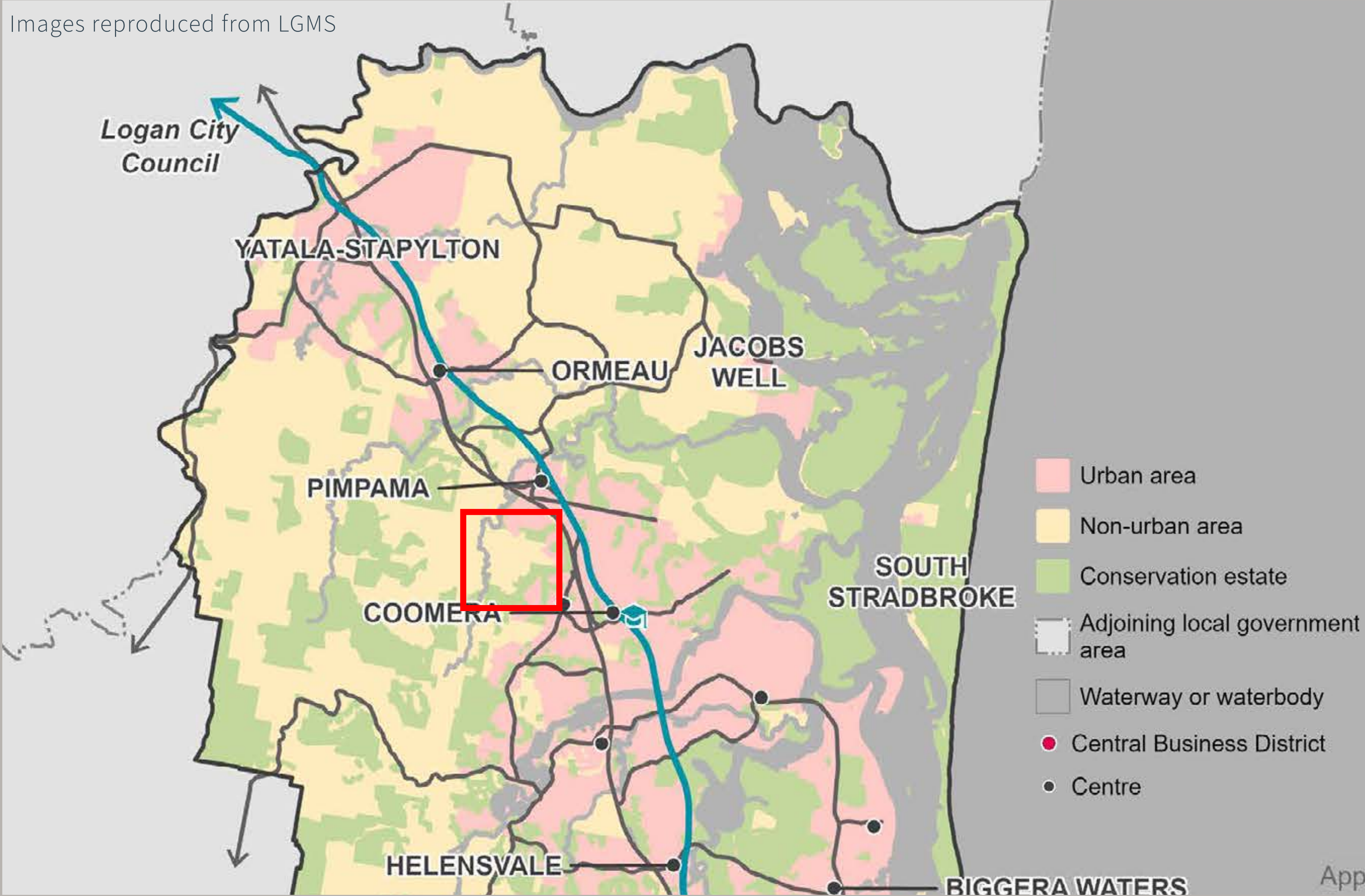
Traditional Owners and Aboriginal and Torres Strait Islander voices are heard in planning for the future growth of the city, and heritage places are valued and protected for future generations to enjoy.

Direction 9: An inclusive and accountable planning and development process

By communicating how growth is planned, involving people early and delivering on commitments, we create shared ownership of the city's future and support more confident, informed decision-making.

Local Growth Management Strategy City Shape

Images reproduced from LGMS

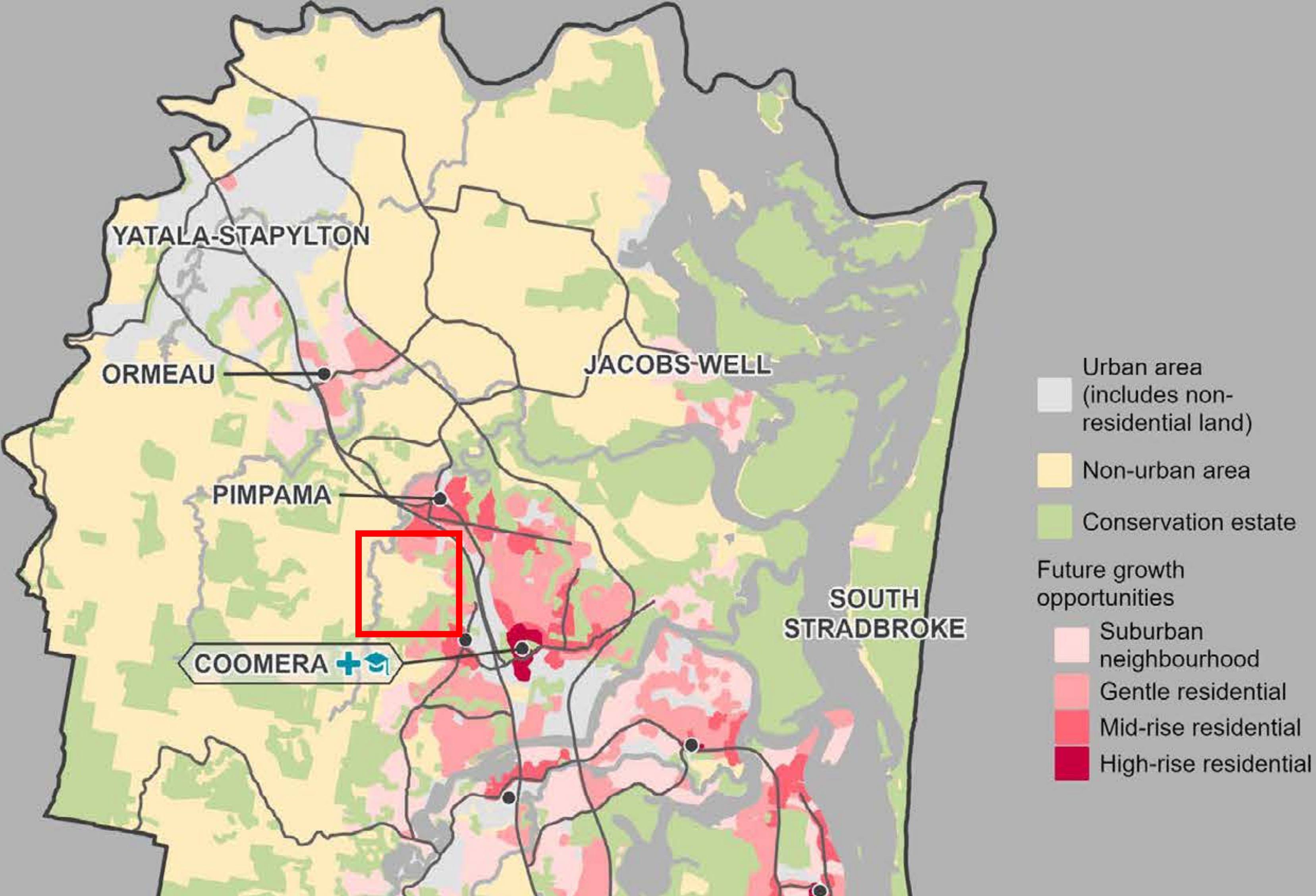


- Growth concentrated along the coastal corridor.
- Higher density focused in key centres and transit areas.
- Most suburbs remain low-density detached housing.
- Existing plan meets housing targets but lacks housing diversity.
- Increasing pressure on infrastructure and affordability.
- Future growth intended to be more balanced and distributed.

Approximate scale

Local Growth Management Strategy Future Growth Opportunities

Images reproduced from LGMS

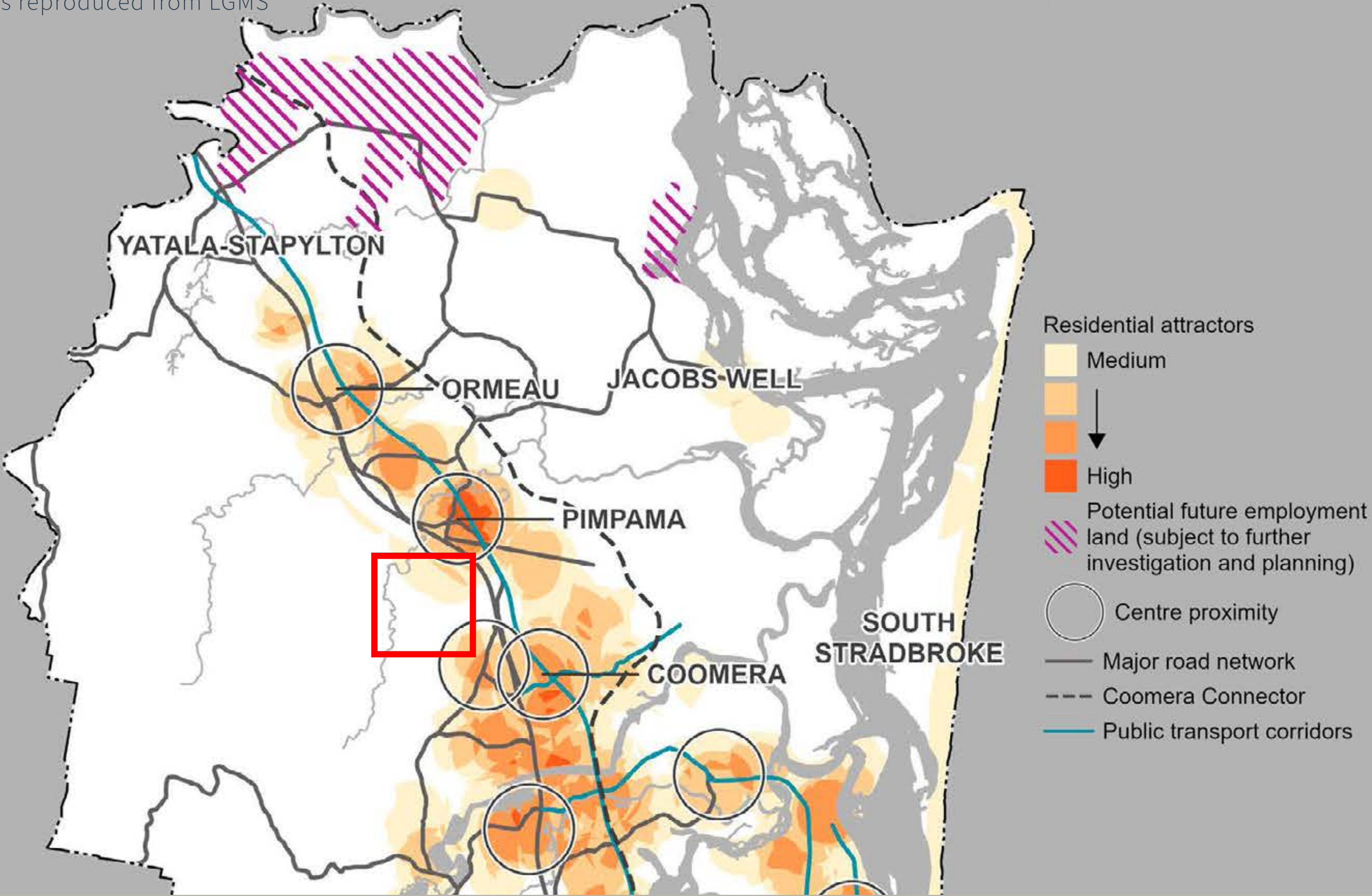


- Guides Gold Coast growth toward a city of 1 million people.
- Plans for 185,000 new homes and 173,800 jobs over 20 years.
- Focuses growth in existing urban areas to limit sprawl.
- Encourages diverse housing near centres, transport and services.
- Protects environmental, rural and coastal landscapes.
- Supports climate-resilient and infrastructure-led growth.
- Strengthens key employment and economic precincts.

Local Growth Management Strategy

Well-located Growth

Images reproduced from LGMS

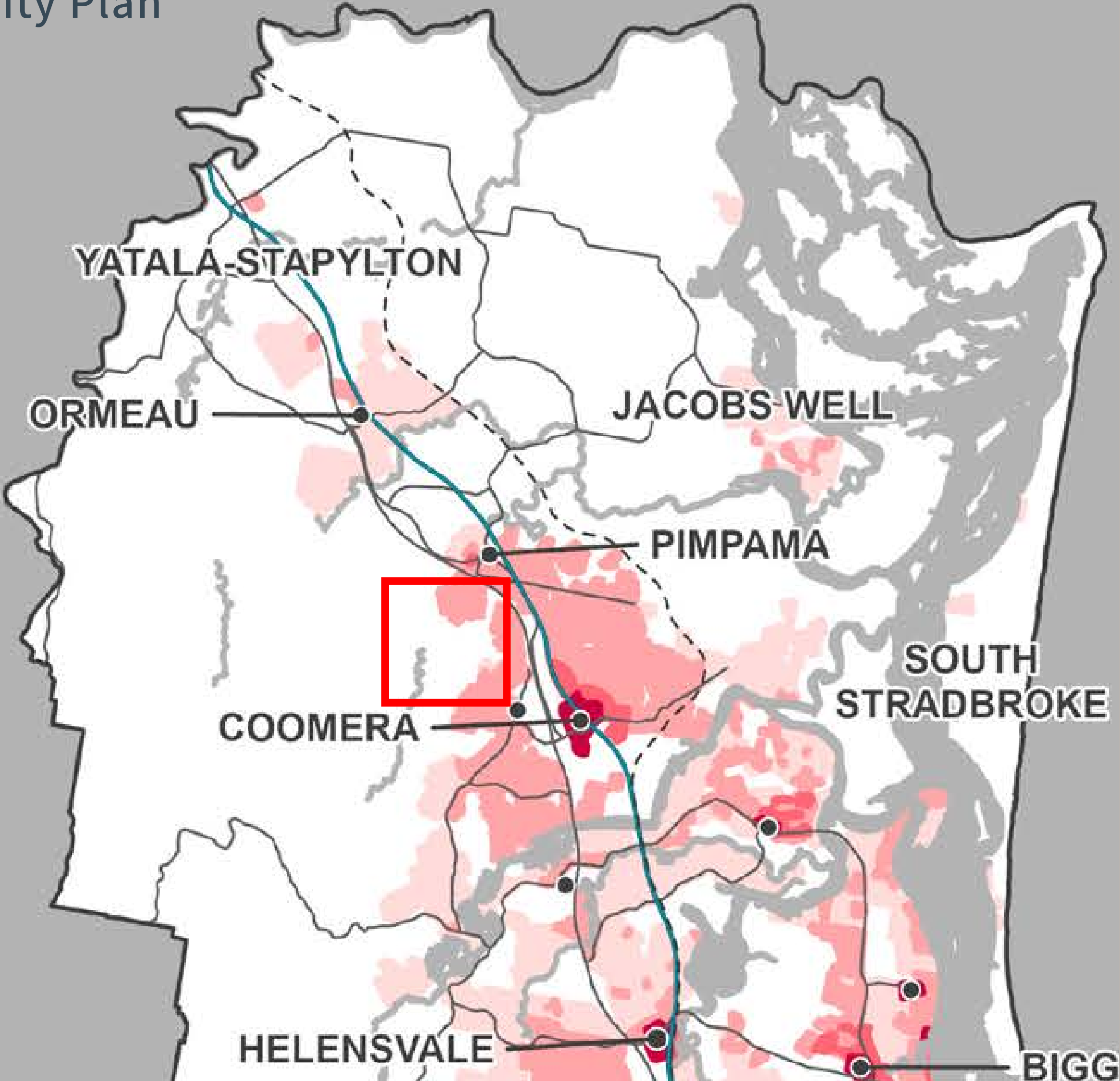


- Well-located areas identified for future housing growth.
- Growth focused near transport, jobs and services.
- Supports connected and liveable neighbourhoods.
- Encourages gentle residential infill housing.
- Introduces diverse low-rise housing types.
- Balances housing growth with neighbourhood character.

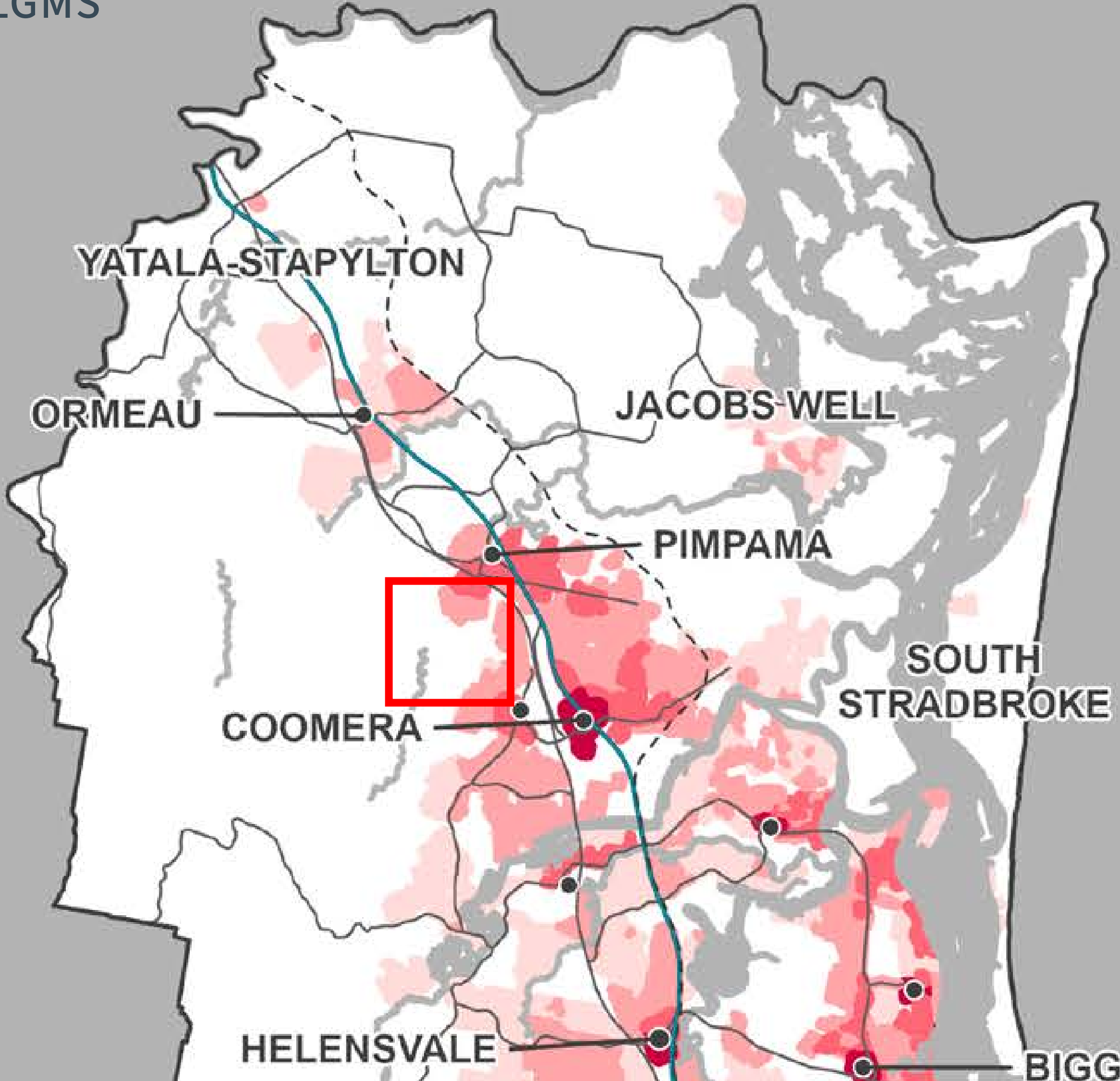
Local Growth Management Strategy Comparison with City Plan (Existing)

Images reproduced from LGMS

City Plan



LGMS



Willow Vale

RURAL RESIDENTIAL INVESTIGATION AREA

Part 2

Process to determine
the development
footprint

Investigation Area Three Boundaries

Note:
*Illustrative plans only -
not actual development
or application footprints*



1

2

3

Includes some land not owned by Ausbuild and therefore excluded from a planning application for development

Application boundary excludes land not owned by Ausbuild and therefore excluded from a planning application for development

Illustrative shape only

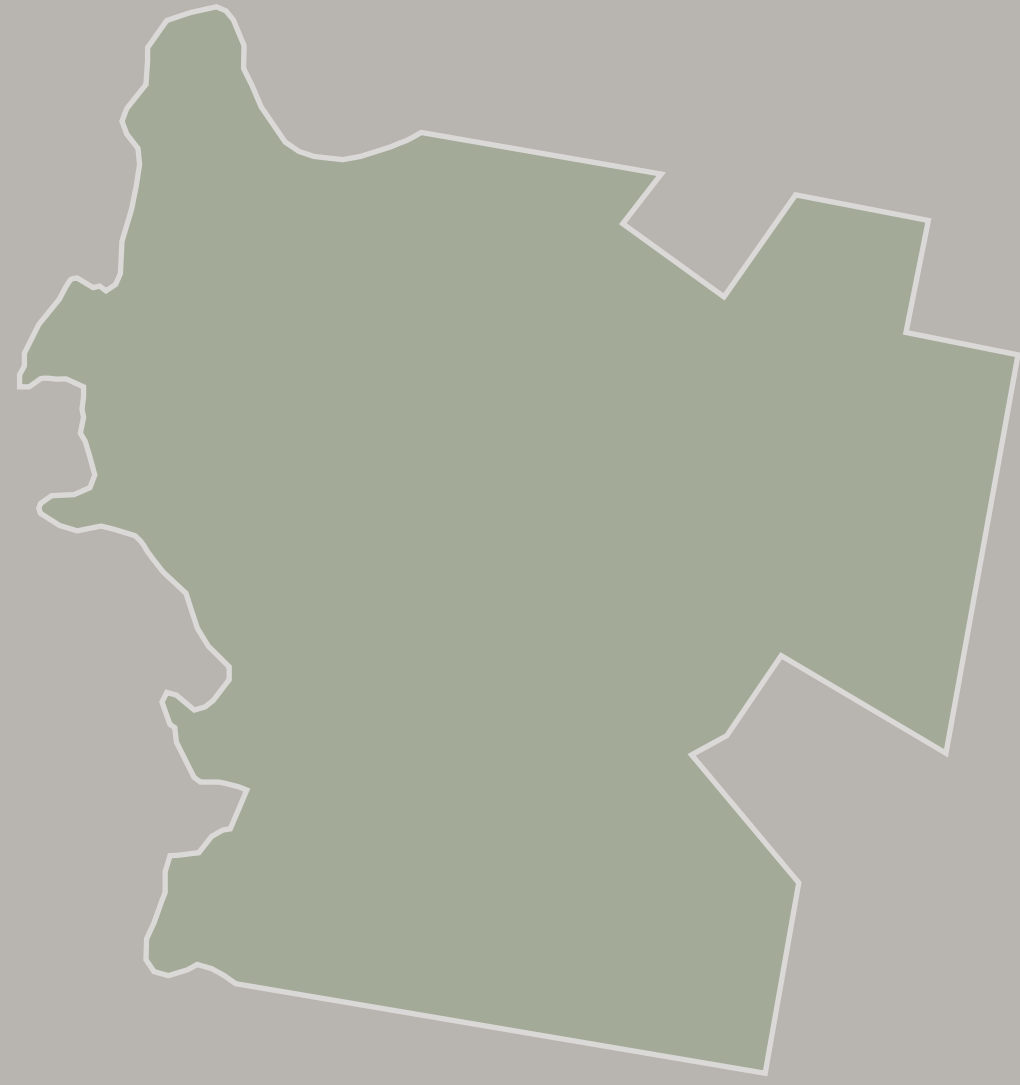
Illustrative shape only

1. Investigation Area
The defined area for investigation within the urban footprint. Some areas are not suitable for development.

2. Footprint of potential future development
The area determined to be suitable for future development within the investigation area.

3. Application Boundary
The area identified for residential development through the application process. This is where redevelopment is proposed.

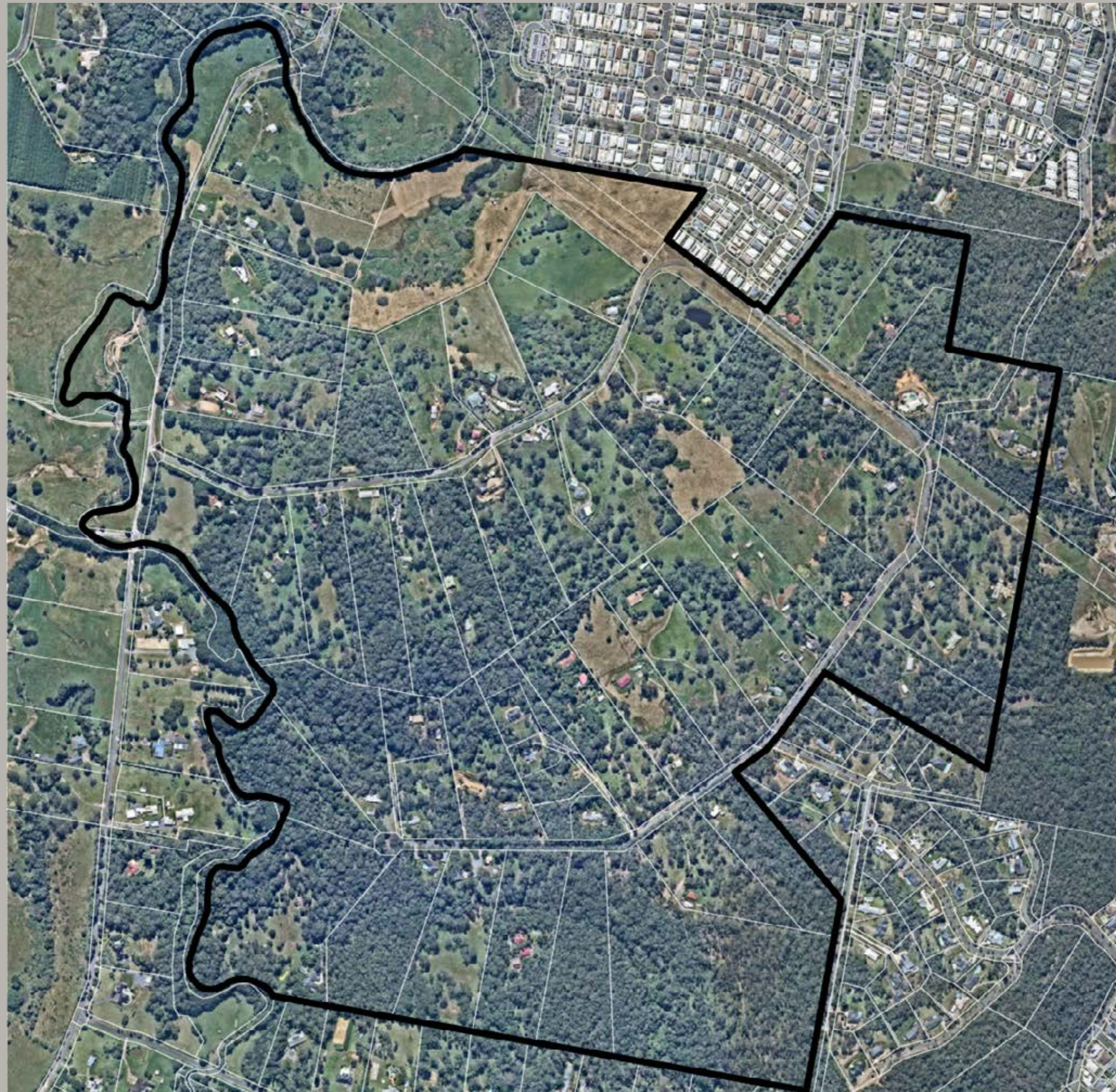
Investigation Area



Central Question:

What is the capacity of the investigation area to accommodate additional residential development?

Where is development likely to be located (what is the footprint of future development)?



Investigation Area Technical Considerations

Note:
*Illustrative plans only - not actual
development or application footprints*



1. Areas for protection

What do we need to positively protect?
How does that reduce the capacity for future development?

2. Constraints




Where are other constraints likely to limit the potential for future development?

3. Infrastructure considerations

Where and how could future development connect to established infrastructure?

Investigation Area Ecological Character

Legend

-  Matters of State Environmental Significance (MSES)
-  Wildlife/Habitat
-  Core Koala habitat areas



Investigation Area Bushfire Risk & Characteristics

Legend

-  Medium potential bushfire hazard
-  High potential bushfire hazard
-  Very high potential bushfire hazard




Investigation Area
**Bushfire Risk &
Koala Habitat**
(Combined Layers)



Investigation Area Established Waterways & Overland Flow

Legend

-  Matters of State & Local Environmental Significance - (MSES & MLES)
-  Waterways & Overland Flow



- Existing ecological corridors are fragmented and degraded, with restoration opportunities identified through strategic rehabilitation and connectivity improvements.
- Riparian corridors and remnant vegetation require rehabilitation to improve ecological function and landscape connectivity.

Source:
Extracted from conclusions of
Ecological Assessment

Investigation Area Flood Risk Areas

Legend

 Flood Risk



Investigation Area Flood & Waterways

Legend

-  Flood Risk
-  Waterways & Overland Flow Path



Investigation Area Topographical Character



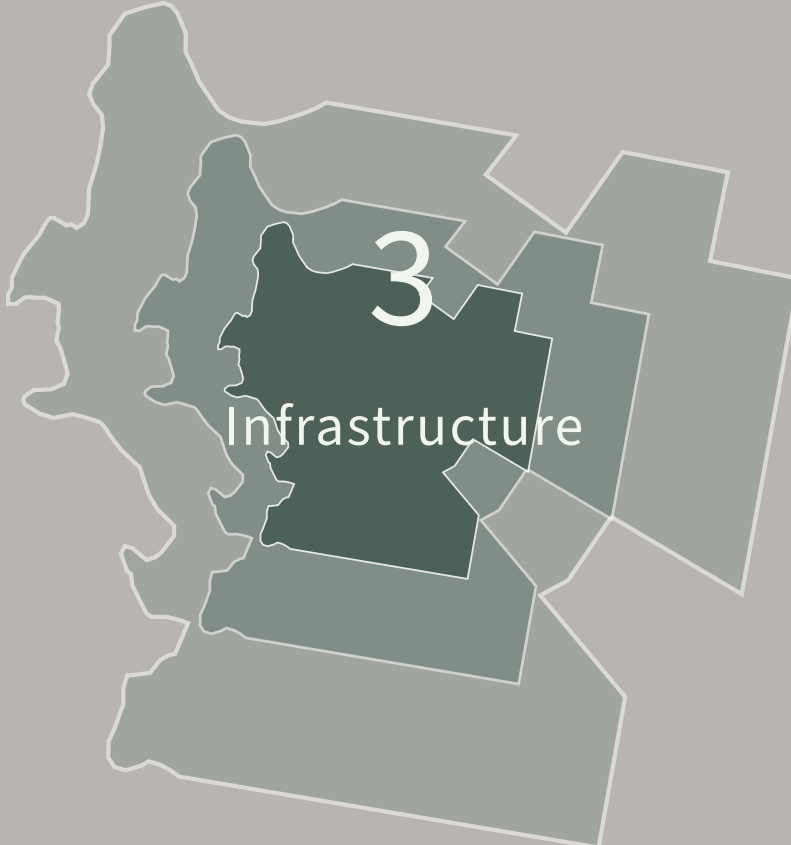
Investigation Area Technical Overlay



Investigation Area Infrastructure

Legend

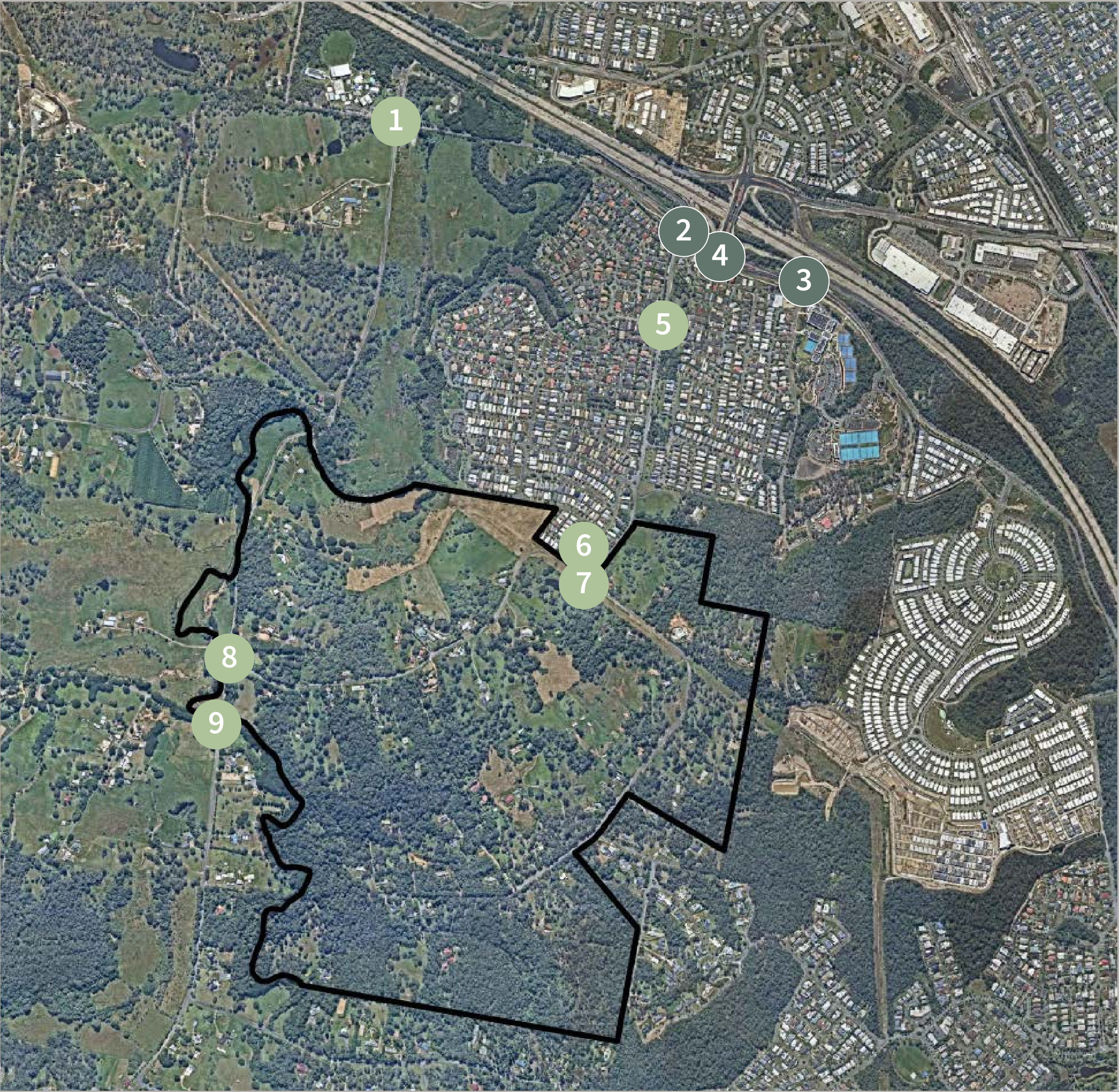
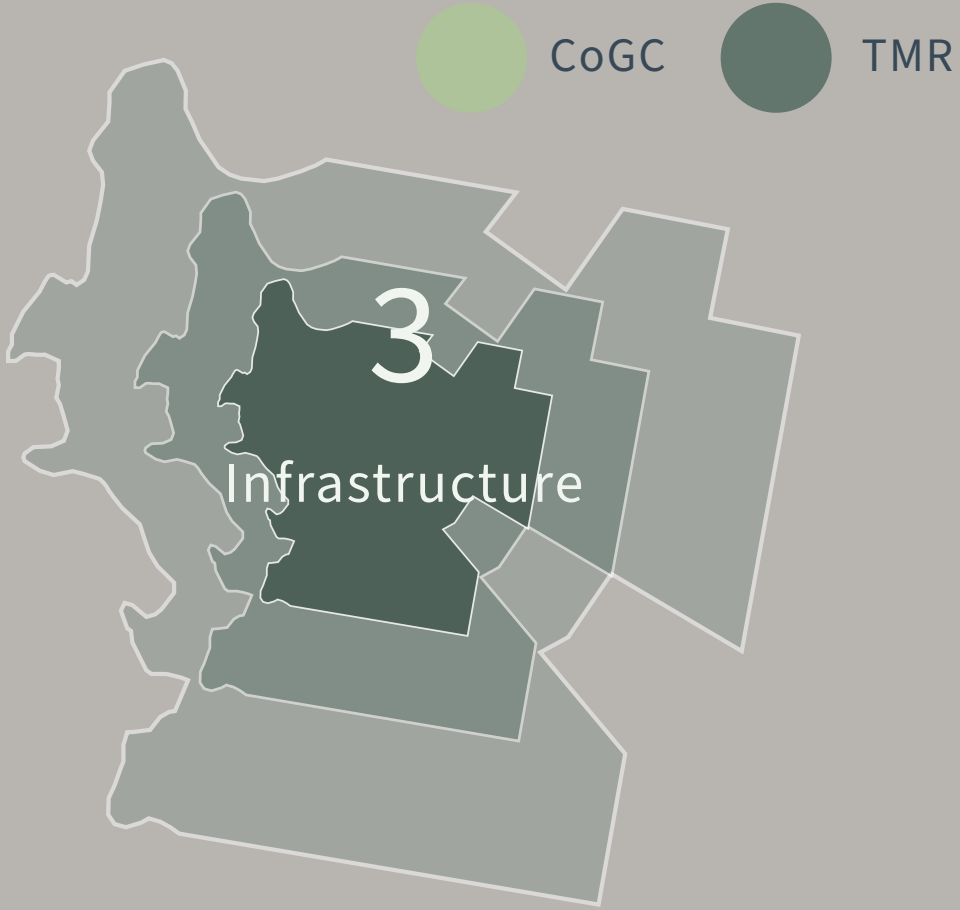
- Overhead Powerline Easement
- Sewer Capacity Constraint Area
- Energex Registered Easement
- Water Service
- Sewer Service



- 1** Lot 27 on 27 on RP170765
Application Number: ROL/2024/112
- 2** Lot 27 on 27 on RP170765
Subject to Future Development Application

Investigation Area Infrastructure - Roads

- 1 Rifle range Road / Hotham Creek Road
- 2 Rifle range Road / Waverley Drive / Motorway On-ramp
- 3 Rifle range Road / Motorway Off-ramp / Bull Road
- 4 Rifle range Road / Motorway Overpass
- 5 Waverley Drive / Bella Boulevard / Dunraven Drive
- 6 Waverley Drive / Waterhouse Drive
- 7 Waverley Drive / Rosemount Drive
- 8 Rosemount Drive / Hotham Creek Road
- 9 Rosemount Drive / Ruffles road

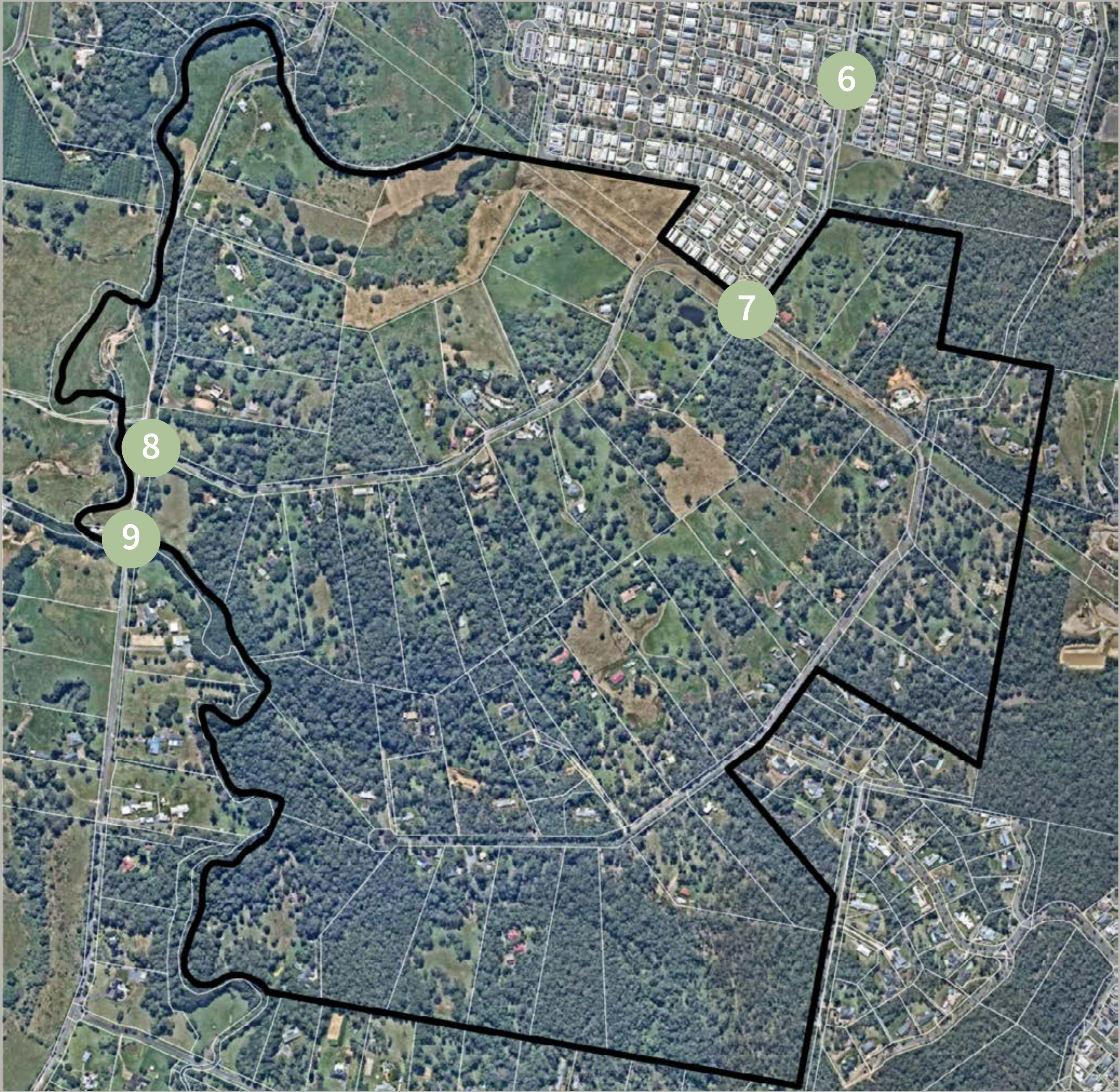
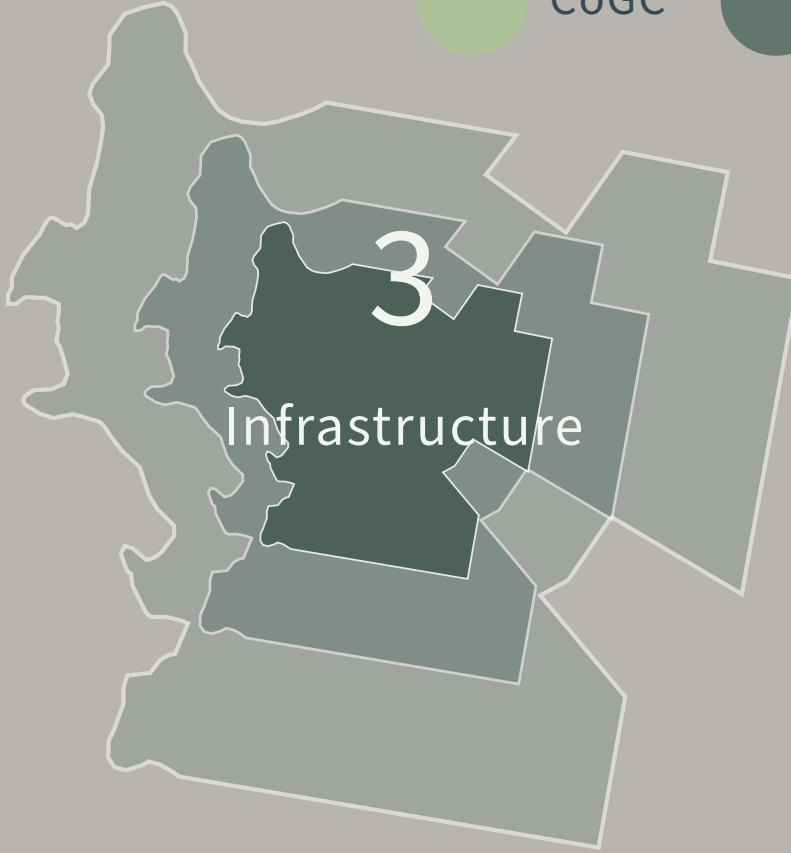


Overview:
 ‘The traffic model included assessment of 9 intersections as requested by the Gold Coast City Council.
 It was found that all Council-controlled intersections maintained compliant traffic flows.
 It was found that State-controlled intersections may exceed capacity – however can be improved through mitigation measures, including signal phasing to improve traffic flow’.

Investigation Area Infrastructure - Roads

- 1 Rifle range Road / Hotham Creek Road
- 2 Rifle range Road / Waverley Drive / Motorway On-ramp
- 3 Rifle range Road / Motorway Off-ramp / Bull Road
- 4 Rifle range Road / Motorway Overpass
- 5 Waverley Drive / Bella Boulevard / Dunraven Drive
- 6 Waverley Drive / Waterhouse Drive
- 7 Waverley Drive / Rosemount Drive
- 8 Rosemount Drive / Hotham Creek Road
- 9 Rosemount Drive / Ruffles road

● CoGC ● TMR



Willow Vale

RURAL RESIDENTIAL INVESTIGATION AREA

Part 3

A considered
development
footprint

Investigation Area Technical Overlay

The technical overlays illustrate the relationship between vegetation, ecological value, bush-fire risk, waterways, flooding and topography.

This understanding has defined the potential for future development within the investigation area.



Investigation Area Footprint of Future Development

This plan illustrates the potential footprint of future development that has been identified in response to the technical assessment, the engagement process with the community and by reference to the character of the topography.

It is larger than the proposed development application boundary, because it includes land not owned by Ausbuild.



27%

Footprint as a
proportion of the
Investigation area

56.1
hectares

Site area of the
footprint of future
development

Investigation Area Application Boundary

This plan illustrates the anticipated boundary for the planning application for residential development.

It is smaller than the potential development footprint, because it only includes land owned or controlled by Ausbuild.



15%

Footprint as a proportion of the Investigation area

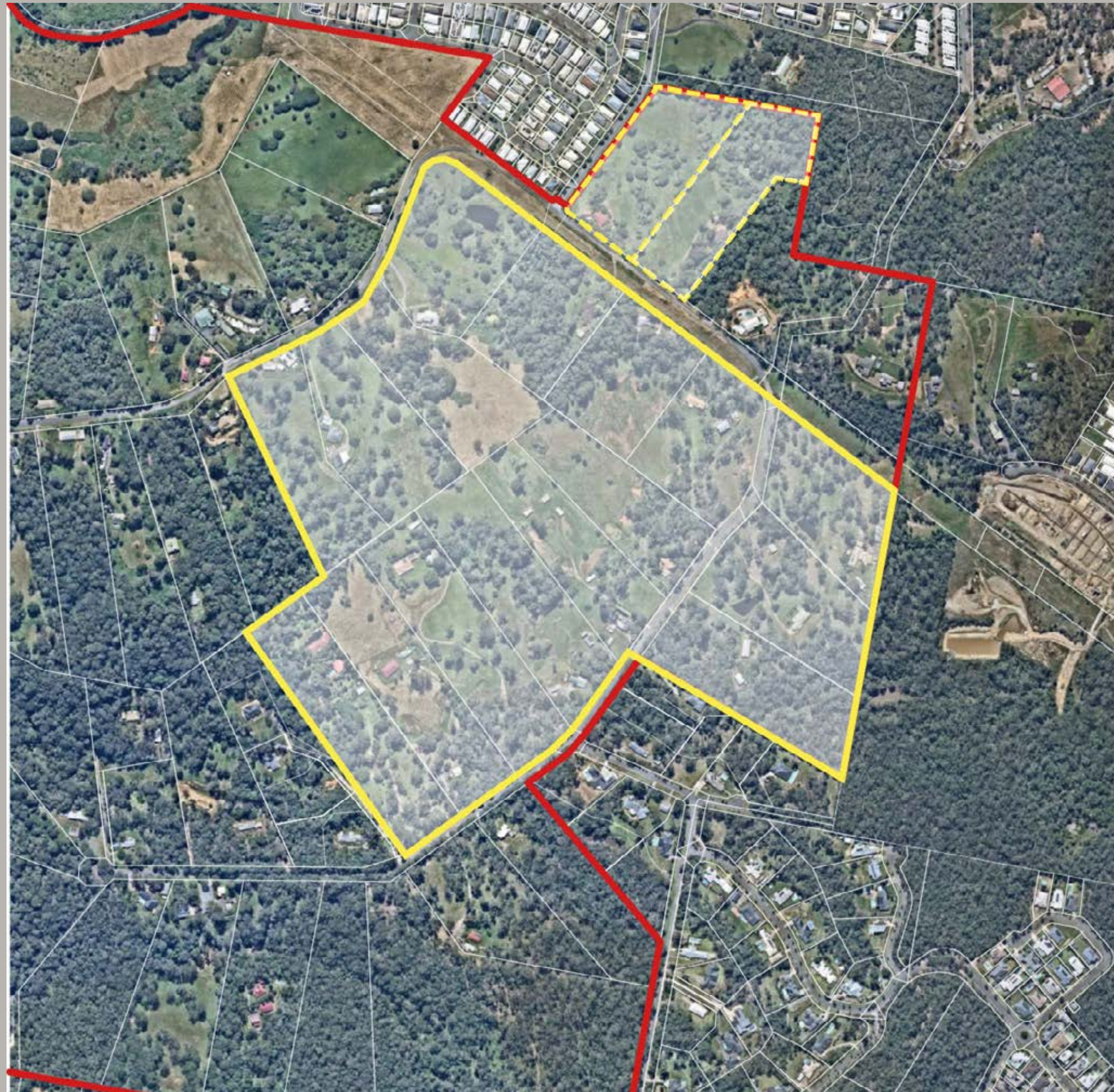
30.8
hectares

Footprint of the development application area

Investigation Area Development Footprint

This plan illustrates the potential footprint of future development that has been identified in response to the technical assessment, the engagement process with the community and by reference to the character of the topography.

It is larger than the proposed development application boundary, because it includes land not owned by Ausbuild.



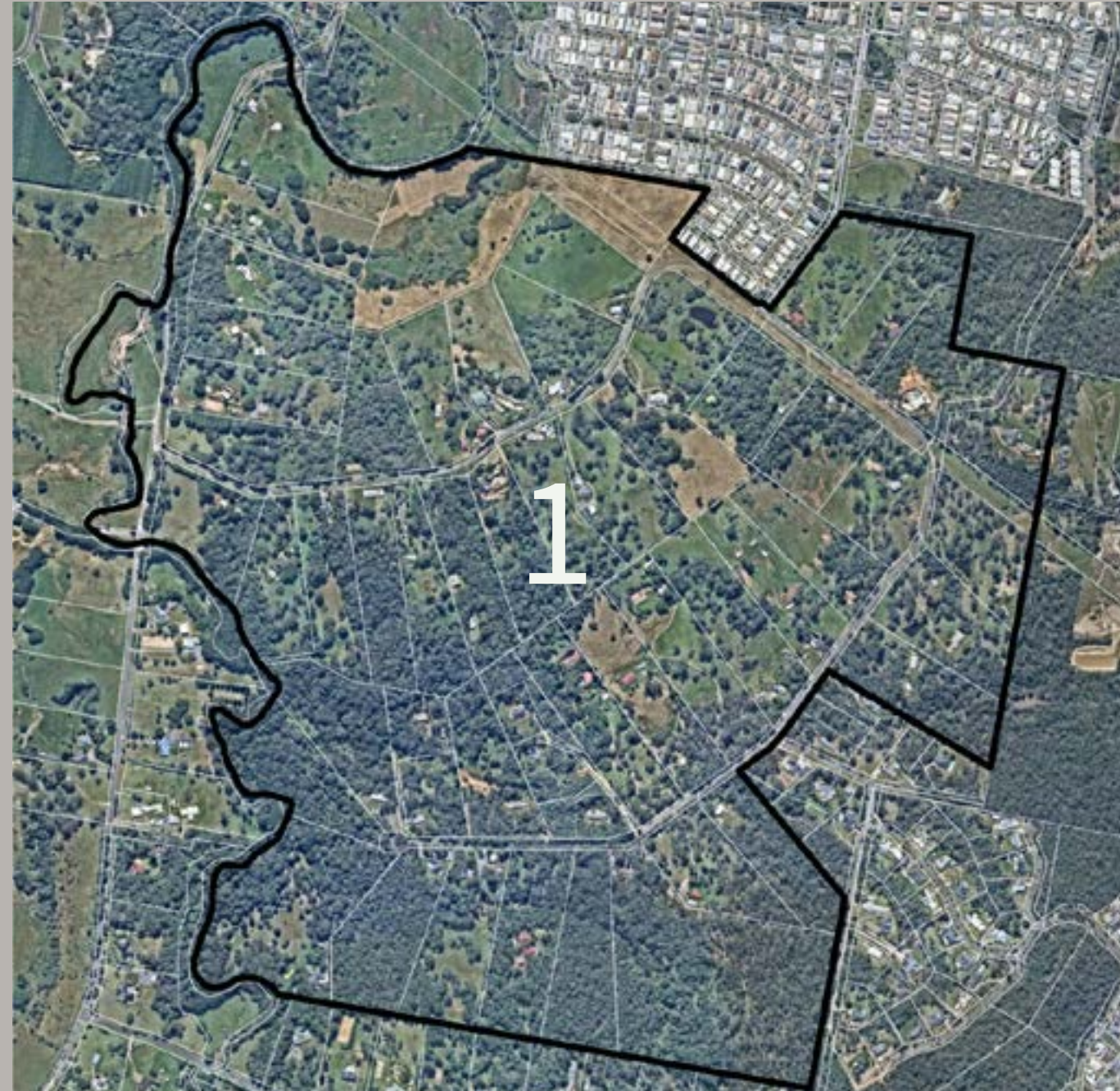
41%
Open
Space

41%
Residential
Development

18%
Road
Reserve

Anticipated distribution
of land within the
footprint of future
development

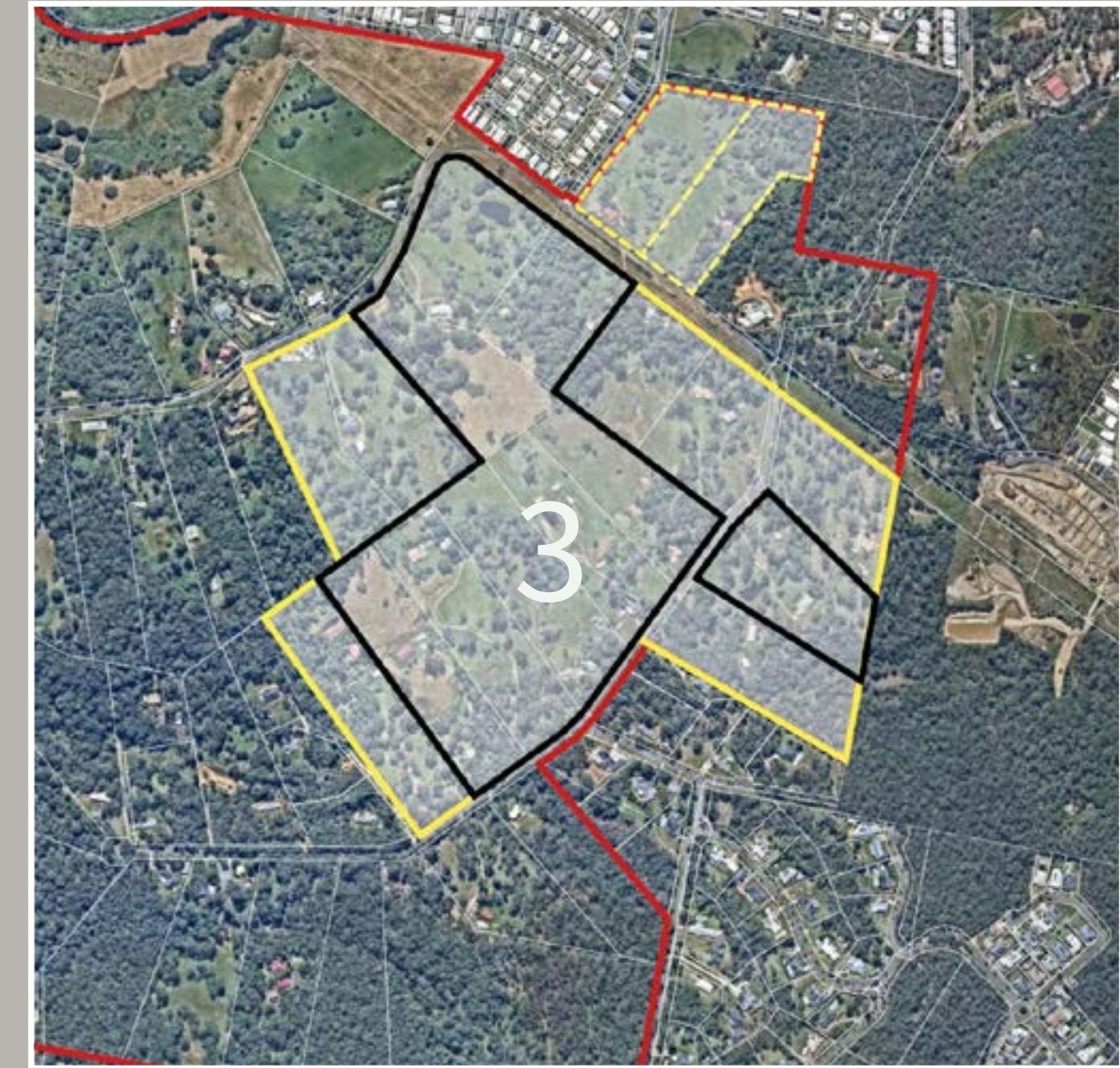
Investigation Area Three Boundaries



1.
Investigation Area
The defined area for investigation within the urban footprint. Some areas are not suitable for development.



2.
Footprint of potential future development
The area determined to be suitable for future development within the investigation area.



3.
Application Boundary
The area identified for residential development through the application process. This is where redevelopment is proposed.

Willow Vale

RURAL RESIDENTIAL INVESTIGATION AREA

Part 4
Subdivision
Design

Investigation Area Development Considerations

- Balance between residential development and retained areas of landscape
- Interface between new and existing development
- Integration, rehabilitation and enhancement of waterway characteristics
- Open space and recreational areas aligned with green corridors
- Access and circulation
- Development aligned with site suitability and a diversity of housing types
- Accommodation of potential for future staging of additional development (beyond the initial development application)



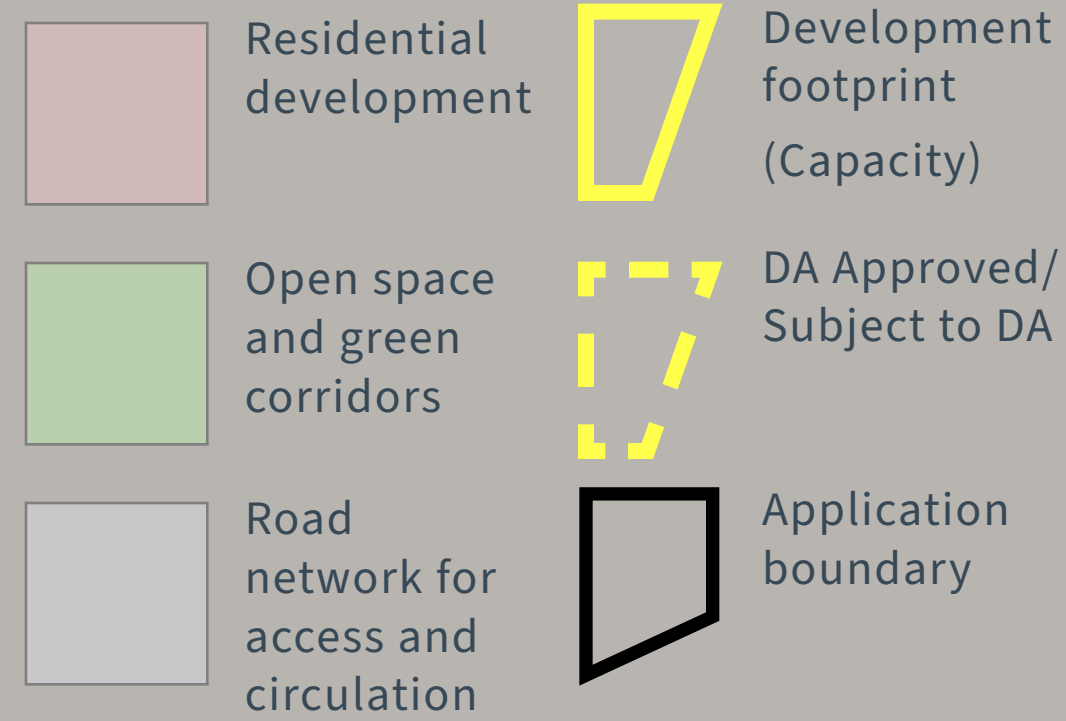
Investigation Area Development Layout

- Balance between residential development and retained areas of landscape
- Interface between new and existing development
- Integration, rehabilitation and enhancement of waterway characteristics
- Open space and recreational areas aligned with green corridors
- Access and circulation
- Development aligned with site suitability and a diversity of housing types
- Accommodation of potential for future staging of additional development (beyond the initial development application)



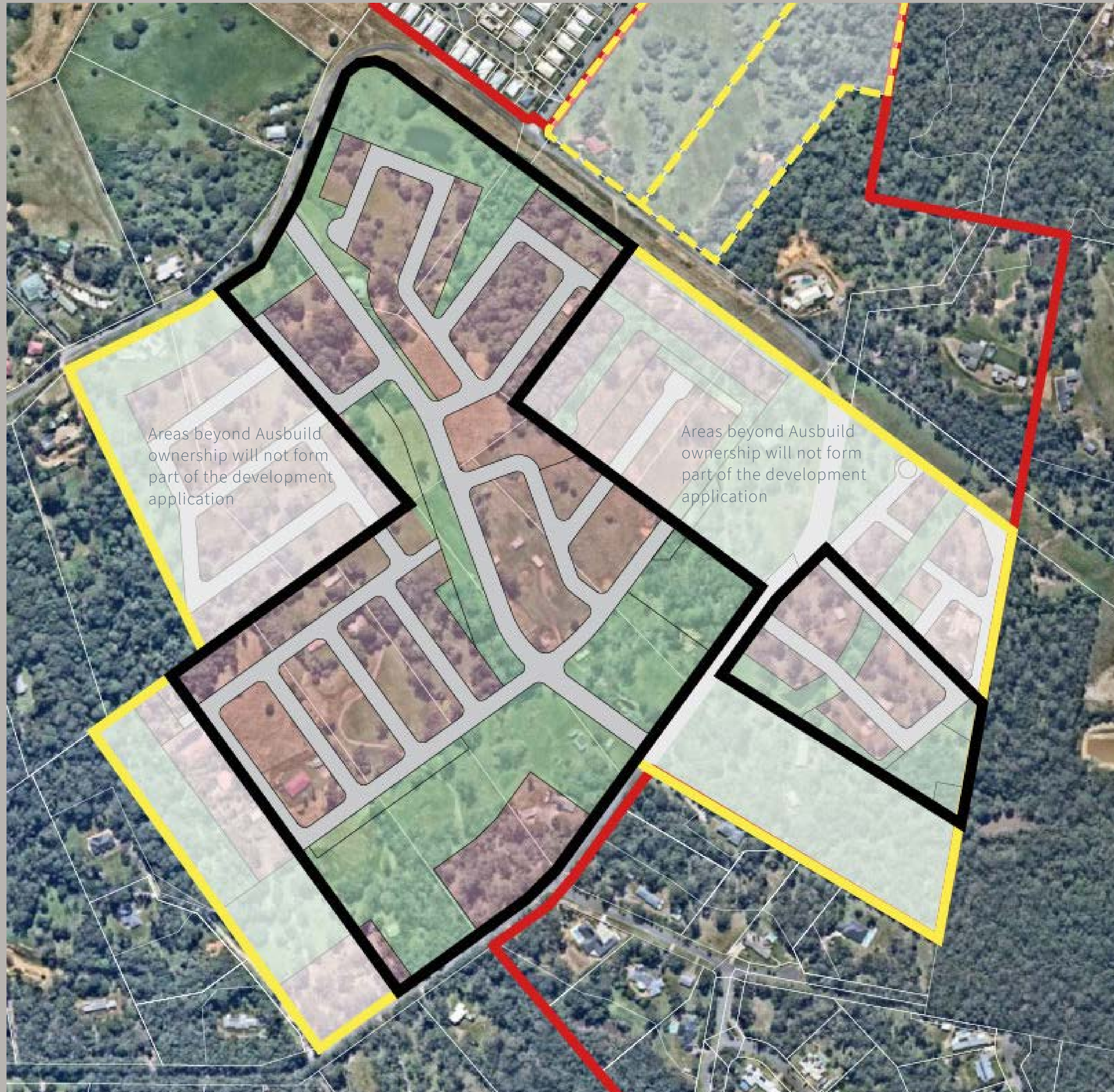
Investigation Area Development Plan Footprint

Legend



Development Capacity

Assumed development capacity of 500 to 700 dwellings, based on a diverse mix ranging from larger lot rural residential to traditional detached housing and terraced housing.



The Master Stormwater Management Plan confirmed that post-development stormwater discharge will not exceed current levels of stormwater flow, and will not negatively impact surrounding property.

As part of the development, Ausbuild will deliver essential infrastructure for water and sewer services to be connected into the Gold Coast City Council network.

Whilst constructed to support the development application, this will have future capacity for the full extent of potential residential development (yellow boundary).

Development Intent Diversity: A Mix of Housing Typologies

Large Lot Housing Types



'Traditional' Housing Types

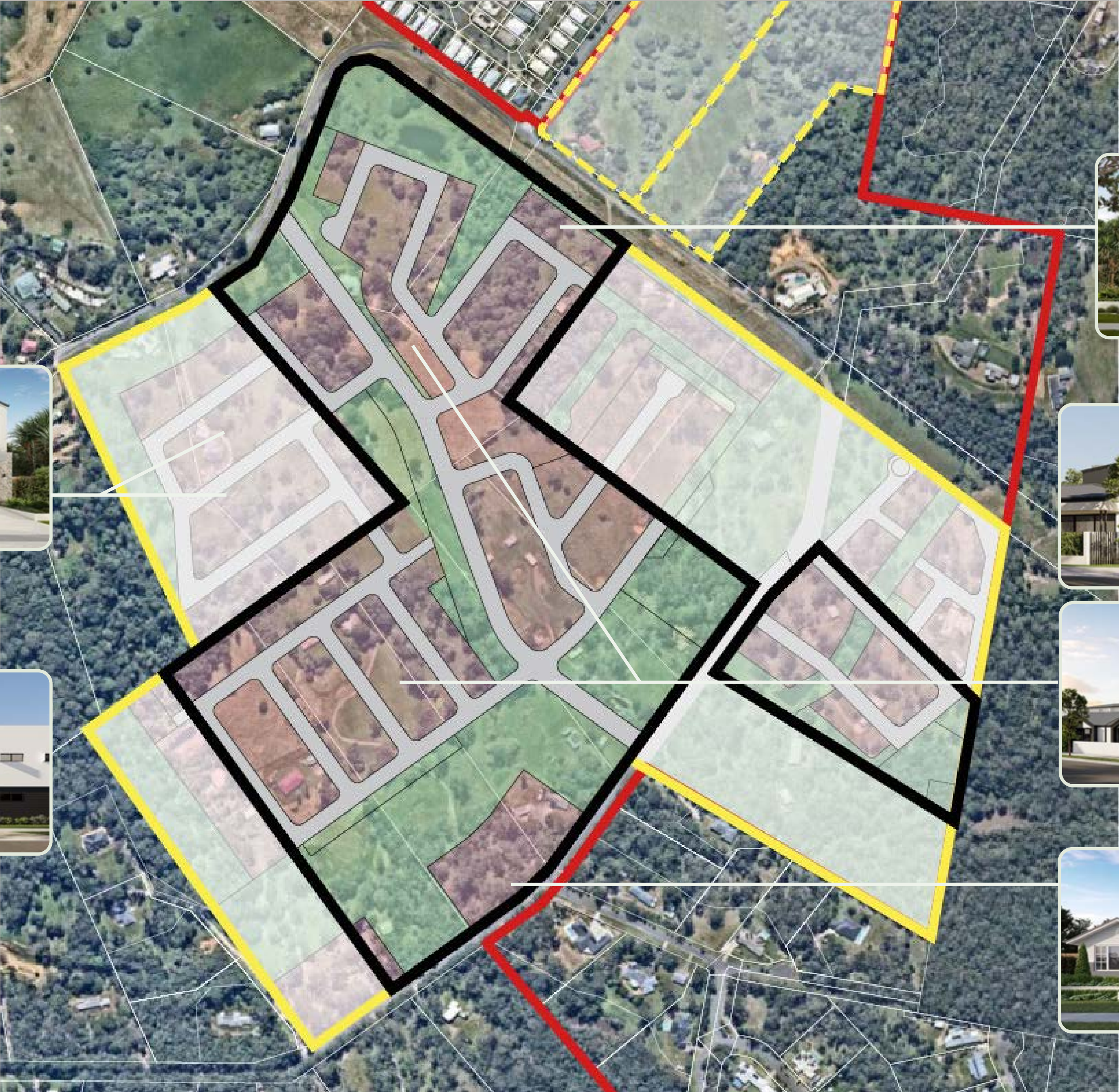


Terraced Housing Types



Investigation Area Development Typologies

*A diverse mix of housing
types to respond to local
housing demand*



Traditional Housing



Traditional Housing



Terraced Housing



Townhouses



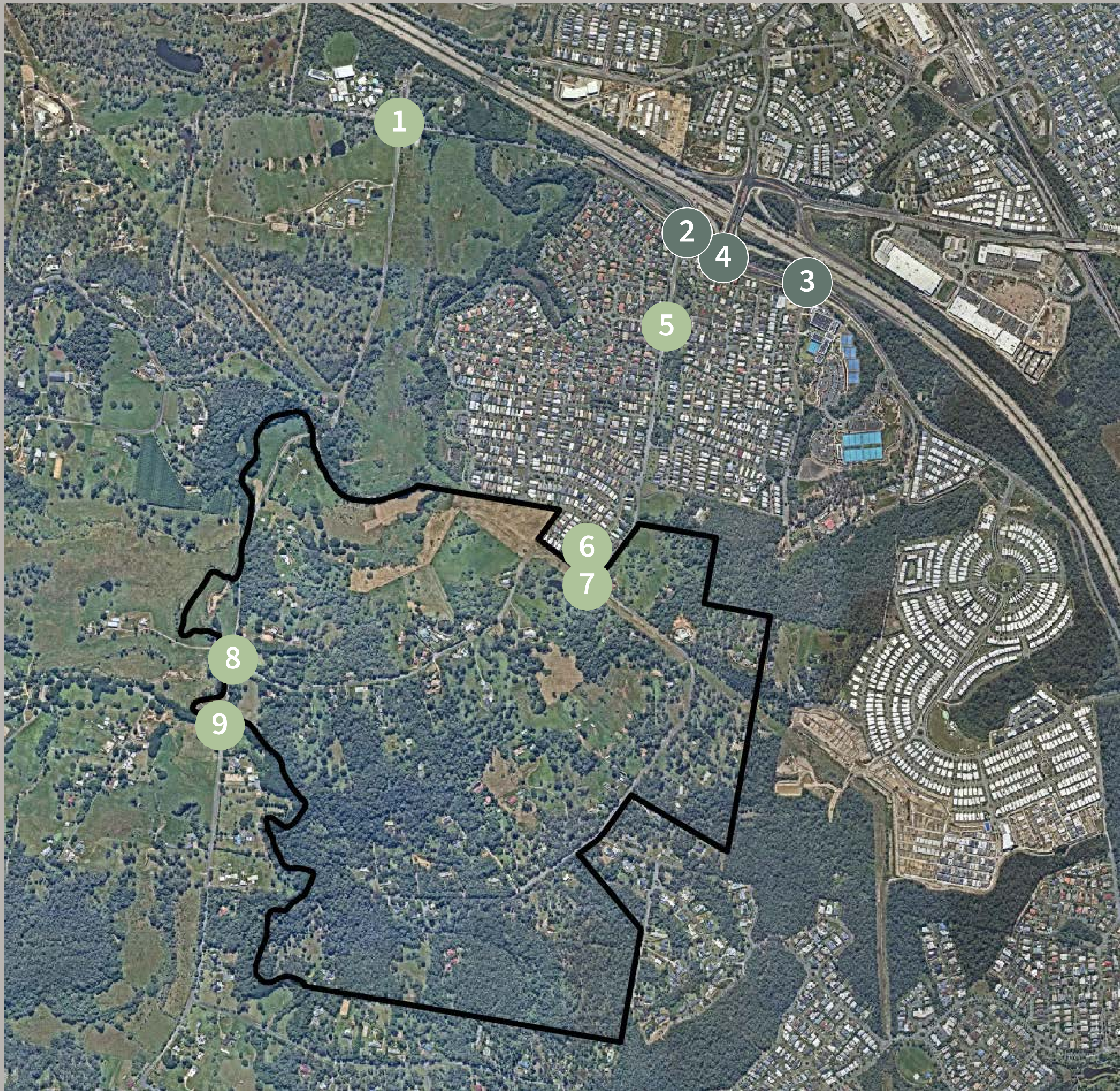
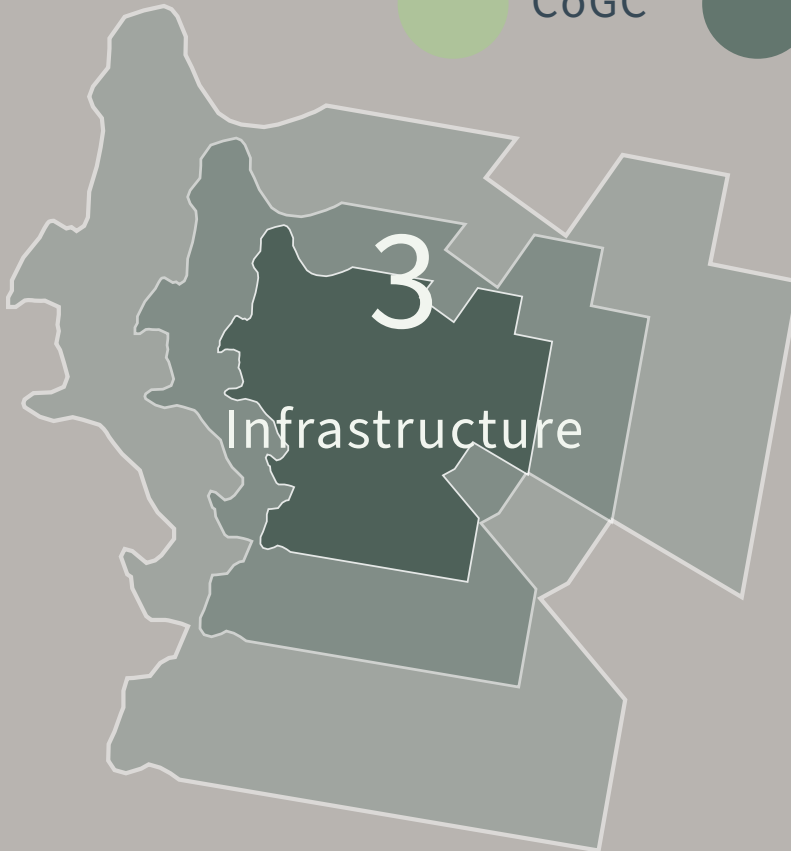
Large Lot Housing (Rural Res)



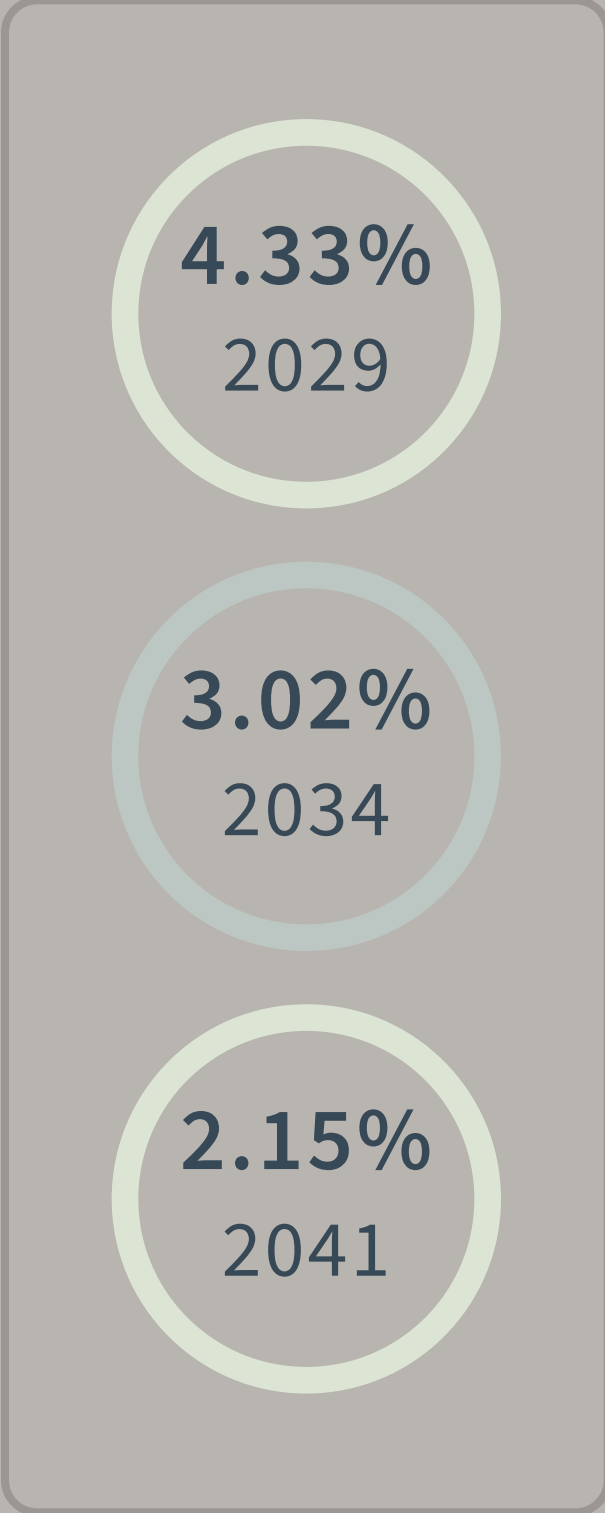
Investigation Area Infrastructure

- 1 Rifle range Road / Hotham Creek Road
- 2 Rifle range Road / Waverley Drive / Motorway On-ramp
- 3 Rifle range Road / Motorway Off-ramp / Bull Road
- 4 Rifle range Road / Motorway Overpass
- 5 Waverley Drive / Bella Boulevard / Dunraven Drive
- 6 Waverley Drive / Waterhouse Drive
- 7 Waverley Drive / Rosemount Drive
- 8 Rosemount Drive / Hotham Creek Road
- 9 Rosemount Drive / Ruffles road

● CoGC ● TMR



Anticipated growth rates to existing traffic volumes



The modelling indicated that intersection mitigation is required in 2034 to State-controlled intersections.

Willow Vale

RURAL RESIDENTIAL INVESTIGATION AREA

Part 5

Revised
Planning
Pathway

Investigation Area Revised Application Process & Timescales



Concept Design and Investigation Phase
Development Intent for the Investigation Area
(what goes where?)

Q1 2025- Q1 2026

Structure of roads, development areas and retained features - broad intent.



Detailed Design Phase
Detailed consideration of lot and housing layouts, infrastructure connections and earthworks.

**March 2026
June 2026**

Finalisation of all technical studies for Development Application.



Development Application
Formal Lodgement

Combined Application for Variation Request and Reconfiguring a Lot

**Lodgement
June 2026**

Assessment & Determination
Anticipated Approval -
Q3 2027